

Village of Schoharie Planning Board

January 29, 2024

Meeting Minutes

In Attendance:

Board members: Dusty Putnam, Tim Repicky, Tom Hitter, Steve Babbitt, Russ Shaw
Board Consultants: Dave Brennan
Applicants: Dr. Hazem Elbially, Robert Stout
Public: Patsy Nicosia (Times Journal)

Meeting called to order at 6:57 p.m.

The draft meeting minutes from Jan. 03 were presented for revision and approval and no changes were suggested. Tim made a motion to approve the minutes, which was seconded by Steve, and approved 5-0.

New board member Russ (Russell) Shaw was introduced and welcomed.

Dusty Putnam has stepped down as the board chairperson, but remains a board member (she intends to retire later this year).

Tom Hitter is now the chairperson.

Old Business

Schoharie Dental (Elbially) Phase 3 Expansion:

Attorney Stout had submitted the digital and printed paper application forms with cover letter on Jan. 11 (as agreed to at the Jan. 3 meeting), so we began the review process for the site plan and special use permit .

- We classified the approx. 300 sq. ft. waiting room addition to the existing 229 Main St dental office as MINOR.
- We reviewed the Special Use Permit Application form and found it complete, with no changes suggested. Any traffic impacts during construction will be minor.
- We reviewed the Site Plan Development Approval form and found it also to be complete.
- We reviewed the SEQR Short Form (Environmental Assessment Form) Part 1 and identified no significant impacts. A Type 2 classification had been expected, which would have terminated the SEQR review, but uncertainty pertaining to a combined site plan + special use permit for a healthcare facility led to a more cautious approach: we classified it as an Unlisted Action, performed the Part 2 EAF assessment, and identified no significant impacts. We voted 5-0 in favor of a motion to issue a Negative Declaration.
- Tim made a motion to refer the now complete application to the County Planning Board for review at their next meeting on Monday Feb. 5. Russ seconded the motion and the vote was 5-0 in favor.

Remaining steps in the application process are:

1. County Referral: Review by the County Planning Board on Feb. 5
2. Public Hearing on Monday Feb. 12; besides the public notices in the local papers, the contiguous neighbors must also be notified. Tom agreed to handle this task.
3. Deliberation and decision by the board on Feb. 12, drafting of a resolution with findings and decision
4. Delivery of resolution to village clerk.

Attorney Stout offered to draft a resolution document, which was unusual, but we will be able to review and edit it, so we accepted his offer. The draft resolution will include the parking conditions listed in the Jan. 11 cover letter.

Alternate Board members: Dave Brennan is drafting a local law to be presented to the village board at a February meeting. Finding villagers willing to serve on the planning board or other local government bodies is difficult, not just for Schoharie, but for many rural municipalities. An inquiry about possibly combining the zoning board of appeals and the planning board led to further questions directed at Dave regarding the legality of the same person serving on both boards. For cases where one board must rule on a decision made by the other board, this would be a conflict of interest. But for other cases, it might be acceptable. Further research is needed.

The meeting was adjourned at 8:22 p.m.

Future Meetings

Monday, February 12, 7:00 p.m. Public Hearing for Schoharie Dental applications, with Board meeting to follow

Tuesday, February 13, 7:00 p.m. Board meeting, if necessary

Respectfully,
Steve Babbitt