

# VILLAGE OF DOLGEVILLE

**41 North Main Street**

**Dolgeville, NY 13329**

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## **ZONING BOARD OF APPEALS**

Chairperson – Patricia Callahan

Members

Randy Barnes, Donald Dodson, Brenda Naizby, Joseph Viscusie

Recording Secretary – Tammy L. Chmielewski

## **PUBLIC HEARING – SEPTEMBER 28, 2020**

ATTENDED: Geoffrey Grace, Mary Puznowski, Amber Kraszewski, Robert Griffin, Mark Riley, Tim & Theresa Kluge, Julie Castor, Mr. & Mrs. Jaquay, Shirley Ferris, Jennifer Morse and Mark Rose.

ZBA Chairperson Patricia Callahan at Village Hall called the Village of Dolgeville ZBA Meeting to order at 6:00 p.m.

The meeting of the ZBA is to consider an application for the issuance of a Use Variance under Section 9 Residential R-15, Section 10 R-10 Residential and Section 23-Off Street Parking from Geoffrey Grace, 2801 State Route 5S, Little Falls, NY 13365 for 9 Dolge Avenue and Poplar Street requesting a parking lot.

Geoffrey Grace formerly a resident of New York State (Watertown), now lives on 5S, Little Falls. He has an engineering background (25 years+). Geoffrey is the potential buyer for the former Dolgeville Mill – (Herkimer Co./Fulton Co. sides) and the former mansion property. The new purpose for the buildings is to manufacture pneumatic controls, air brakes, trackside equipment (servicing), electrical wheel bearing sensors for the rail system.

The challenges come due to lack of parking areas. Geoffrey is not looking to displace businesses or manufacturing, but add to. Geoffrey would like to keep parking on the other side (mansion site) and salvage some of the building on Dolge Avenue. Geoffrey doesn't want to impact Main Street parking. The current mansion property is zoned residential and 2 years from now would like it to be a parking lot for his employees.

The bridge will not be open to outside users due to insurance reasons. The bridge and wooden structures are listed under a limited coverage category.

Estimated timeline – Hired C.T. Male Associates to start Phase I SEQR for dam and bridge. Acquire engineering permits from DEC. There will be no power generated on Dolge Ave. side of the river and the water level will be dropped at its lowest level in order to pull gravel from the intake at the dam. Engineer reported no damage to the turbine.

By the end of 2020 local contractors will be hired to install security around the damaged buildings on Dolge Ave. side, there will be limited access.

April/May 2021 – outside repairs Main Building - Main Street approximately 6 weeks. May/June – painting storage buildings, etc. July/Aug. – excavating dam (permits).

Dolge Ave. building will be lowered by one level to the brick staircase (hypothetical) depending on engineering reports. This building will be used for storage after renovation and include dock

doors on the end, inside ramp in rotted section. We will be shipping from Main Street building too. Expecting 1-2 trucks per day on the Dolge. Ave. side (pup trailers) UPS size.

Main Street Building – corner of Van Buren Street – will be installing wrought iron gate.

Mark Riley – 16 Dolge Ave. - where on the mansion property do you want the parking lot?

Lawn area. Geoff is expecting to hire 45 employees with a first and second shift and does not want to limit parking space to the upper level due to prosperity. Mark – can we keep with the current characteristics of the neighborhood (greenery ideas)?

Jennifer Morse – 31 Dolge Ave. – some consideration for layout specs might include – well landscaped, low lighting, currently street lights come into Theresa Kluge’s daughter’s room. There could be a safety concern with tractor-trailers due to no place to walk. Suggest village to consider this issue. Will the purchase of the property impact the taxes on the Fulton Co. side? Suggest Jennifer contact Fulton Co. regarding this issue.

Shirley Ferris – 29 Dolge Ave. – lives on the corner of Dolge Ave. and Poplar Street. Poplar Street is a dead-end street. Suggest keeping parking lot entrance/exits off Poplar Street. Dolge Ave. bridge will be used for tractor-trailer access to facility.

Julie Castor – 33 Dolge Ave. – Can we see plans for the parking lot before it’s approved. The village will hold a couple viewing sessions for residents.

Tim Kluge – 6 Poplar St. – check on environmental studies regarding green buffer areas for existing road and parking lot.

Amber Kraszewski – Trustee – who owns the embankment area on Dolge Ave. for a possible sidewalk area.

Geoffrey – biggest concern can we do a parking lot? The Board agreed it was a reasonable request.

Patricia Callahan – Chairperson is requesting Geoffrey complete Use Variance application items 1,2, & 4 and provide a simple sketch of proposed parking lot design.

By Patricia Callahan

Motion to close public hearing at 7:10 p.m. Sec. Trustee Don Dodson. Ayes all.

