

Nick Sugar

From: Eric Hancsak <erichancsak@me.com>
Sent: Tuesday, October 21, 2025 8:08 AM
To: Nick Sugar
Subject: Comment on plan for Village Dental

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Hello Nick.

I was hoping to submit a comment to the Planning Commission regarding the plans proposed for Village Dental, at the corner of Division and East Main.

I watched the Planning Commission video from October 13, 2025, and I want to thank the Commission for postponing the vote on the Village Dental project until alternatives can be explored. In particular, I want to thank the Commission members that expressed concerns over the potential loss of the huge Red Oak tree that would likely be removed or killed as a result of the project. While we do have some amazing oaks around town, in general, ones of that size and grandeur are somewhat rare. These treasures take decades to mature, add value to the entire neighborhood, and should absolutely be preserved and protected. Additionally, the root structures of these trees, which also take decades to establish, provide essential help with storm water, while the massive canopies help with temperature regulation, weather protection, bio-diversity, and air quality.

As a resident of Division Street, I can not support a project that would change the tree canopy, and therefore the integrity of the streetscape so drastically. I am open to supporting this project if the Red Oak, and the Sweet Gum nearby are preserved.

Further, I hope the Planning Commission will continue to evaluate the importance of trees in any current or future projects. There has been a rash of recent projects in the Village where many significant, healthy, mature trees have been removed by owners seeking to modernize and expand. This includes the house to the immediate south of Village Dental, which by removing all of their trees recently, have already drastically changed the look of that corner, and effected their neighbors.

I know it is difficult to dictate to a property owner what they can or can't do with trees on their own property – this is where more community outreach and education are required. That is why I feel it is all the more important to preserve trees on public or city property, especially established mature ones like the Red Oak in question on Division Street.

Thank you for your service to our community, and for your consideration.

Sincerely,

Eric Hancsak
60 Division St

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41 E. Main Street Azam & Betty Qadri – Village Dental – Addition Concerns

We unfortunately will not be able to attend the next planning meeting, and wanted to express our concerns for this addition. Some of which we brought up at the last meeting on Monday Oct. 13, others are additional concerns that we have thought of since then.

As a homeowner of 33 E. Main Street, Brian and I are concerned regarding the addition at 41 E. Main Street for the following reasons:

1. Any home or business in the historic village, is **NOT** permitted to have an attached garage. There are a few that have received exceptions over the years, but it is dangerous to keep allowing all new construction projects to have garages attached. Otherwise, what is going to stop everyone from attaching their existing garages with a long breezeway or hallway addition. Detached carriage houses style garages are part of the charm of the historic village.
2. The proposed 2 story addition with garage and office space is monstrously large and doesn't flow with the existing houses in the neighborhood. If they want to drastically reduce the size and scope of the project to be the same size as their existing cement pad (that is currently behind the building) that seems like it would be a better fit, and I think the neighbors would be more open to that.
3. A large concern is, Azam and his family do not reside at this location, and therefore this is purely a business transaction for them. To acquire more square footage, to grow their practice, to create additional revenue in the future through rentals, to raise future resale value, or to store a car collection, whatever their reason is... they do not live here. They do not have vested interests in the preserving the charm of this classic neighborhood as we neighbors who live here. If they do something that destroys the charm and resale value, it directly affects each and everyone of us, in a profound way, as it is affecting each of our largest assets, our homes. It also directly affects the look and feel of the Hudson Village Green, as it sits on top of it, and it sets a precedent.
4. Village Dental mentioned that their driving force behind this proposed addition was not to increase the practice, or add additional dental chairs. They claimed it was to create two new offices for the dentists and their daughter, for storage of gloves, and equipment, so they don't have to buy supplies in small inventory levels, and to be able to bring new dental chairs in, without having to disassemble and reassemble them.

My question is, why hasn't the board questioned why the 2nd floor, (which is currently finished as an apartment), where the Qadri's lived while the kids were younger (according to Village Dental Website – Sarra's Bio [Team 1 — Village Dental](#)),

being used as office space for the dentists, and storage for gloves, instruments, anesthetics, paper bibs, toothbrushes, cleaning wipes, suction tubes and whatever else is required. According to the summit county property search, the existing building has 2,544 total sq ft, which would make it approximately 1,272 sq ft on the second floor. This 2nd floor area should be adequate space to accommodate 2 offices and storage for all of the supplies they could possibly need. As far as the dental chair being brought into the building. The front door is wide enough. All of my searches on the internet says the average dental chairs are between 24" - 32" depending on if the chair has armrests or not.

My suggestions would be to reconfigure the front entrance and have a removable divider wall and check-in partition, that will easily come out, on the rare occasions when they need to bring in new equipment like dental chairs. It's really no different than a homeowner bringing in a new couch, refrigerator or washer and dryer. These items are just as heavy and large, but yet homeowners don't build additions to accommodate this once every 15 year purchase.

5. The owner (Azam) of Village Dental, approached the microphone and stated that he would not use the addition as an AirB&B, which we are grateful for, however, once Azam retires, and his grown children (Sarrah – already part of the practice, and her brother, who just graduated from dental school) takes over the practice, that statement would not hold up in court, because it was Asmund who made the statement, not the adult children, and this should be in writing. This also should hold true for the current second story of the existing building. We don't want short term renters in the neighborhood, because we don't know who is coming and going, and the safety of the kids who not only live in the neighborhood, but also the countless kids who walk by that building after school, on their way from the Middle and High School on their way to music lessons and the downtown shops and events.
6. The \$15,000 price tag for the plumbing is concerning. Joe Matava, the architect, claims that there is not a proposed bathroom or anything in this new addition. But the \$15,000 quote for plumbing doesn't align with what the owner and architect are claiming. I want to make sure that this price tag is not preplumbing for a future bath or kitchen, that will allow it to be rented out in the future. Once the exterior is done, a homeowner can finish their interior as they please. Many people finish it without permits, which appears as a plausible reason for the \$15,000 plumbing price.
7. I don't understand how the architecture review board approved something that doesn't blend with the existing architecture, all additions in the village are supposed to be scrutinized to make sure they match the period and style of the existing home.

I am not happy with architects and homeowners who want to convert Historic houses into a newer looking structure, but merely throw in a few colonial elements, and then call it historic. Architects should be aware that it takes more than just a few elements to make an addition true to a historic time period.

8. If the garbage cans are a factor, then build a fence or hedges to shield the garbage cans from the street and the neighbor's view.