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VILLAGE OF SCHOHARIE  
WATERFRONT RECREATIONAL  
ASSETS PLAN  
DRAFT JUNE 2016

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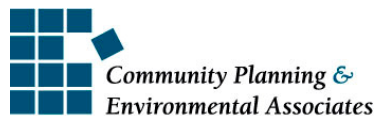
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## Introduction

### Why a Waterfront Recreational Assets Plan?

The Village of Schoharie has long recognized its many unique community character, natural, cultural, and recreational assets. These are articulated in the Village's Comprehensive Plan (1964) and updated in 1995). The floods caused by Hurricane Irene brought with it a critical need to revitalize Schoharie after facing catastrophic flood losses. After the flood, the Village developed a Long-Term Community Recovery Plan which highlighted the need for both economic revitalization and positive connections to the Schoharie and Fox creeks. Park enhancements, trail and sidewalk linkages between recreational and economic assets in the Village, planning for parcels of land included in the FEMA Buy-out program, and use of the waterways to promote economic development were all identified as important revitalization strategies.



As such, the Village requested and received funding from the New York State Department of State to develop a recreational assets based plan and to provide them with the necessary information needed to seek funding to bring needed projects to completion. This plan is designed to provide the Village with:

- Waterfront and recreation vision, goals, and opportunities;
- Design and concept plans for specific improvements and amenities at critical locations and facilities;
- Cost estimates to implement those improvements; and
- Steps to move those critical projects to completion.

The Village's 1995 Comprehensive Plan, 2014 Long-Term Community Recovery Strategy, NY Rising Plan, and Healthy Streets Plan establish a variety of community goals. This Plan will help the Village address the following specific goals related to the waterfront, economic development, and recreational resources<sup>1</sup>:

1. Maintain and enhance the unique features of the community, including the rural, small town character that makes Schoharie a quality place.
2. Seek to increase job opportunities and incomes and expand the local property tax base through increased economic development. Facilitate the revitalization of the Village's Main Street, and enhance shopping opportunities.
3. Develop a tourism-based economy by attracting visitors to an authentic village experience and to enhance and link existing tourist destinations.

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<sup>1</sup> See these additional plans for a full listing of Village of Schoharie community goals. This Plan addresses a specific subset of those goals.

4. Support local agriculture.
5. Facilitate smooth traffic flow, provide ample parking, and ensure pedestrian safety. Provide safe and comfortable routes for walking, bicycling, and public transportation to increase use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets, including children, families, older adults, and people with disabilities.
6. Capitalize upon the livable, walkable, affordable, and safe neighborhoods found in the Village.
7. Enhance recreational and cultural activities including the need for community gathering places.
8. Promote land uses that are consistent with the capacity of the land and other resources.
9. Revitalize Schoharie's economy through tourism, outdoor recreation, cultural events, and small businesses.
10. Enhance recreational opportunities for residents and visitors, capitalizing on the historic, cultural, and water-related natural features of the Schoharie and Fox Creeks.

## The Planning Process

In 2014, the Village of Schoharie applied for and received a grant through the New York State Department of State Division of Coastal Resources Local Waterfront Revitalization Program (the Environmental Protection Fund) to develop a Waterfront Recreational Assets Plan. A waterfront advisory committee was established in 2015 to oversee the preparation of the Plan and provide local input throughout the planning process. The role of the committee was to guide the planning process with the consultant team, communicate with municipal leaders, and help facilitate community involvement in the development of the Plan.

Along with the grant from the NYS Department of State, the project was funded with monetary support from a grant from the New York Preservation League (cultural and historical resource inventory), the Village of Schoharie, and a Community grant from the Constitution Pipeline Company. Significant in-kind contributions towards the matching requirements were from members of the Advisory Committee, Community Planning & Environmental Associates, Lamont Engineers, and Schoharie Promotional Association.

Planners from Community Planning & Environmental Associates were hired to help the Village conduct the assets inventory, administer the project, work with the advisory committee, and develop the planning maps, documents, and reports. Place Alliance, a landscape architect firm was hired for phase 2 of the project which included development of site-specific concept designs, cost estimates for improvements, and identification of permits needed and implementation steps.

## Public Participation

This Plan builds on recent planning efforts in the Village. Considerable public input was obtained through both the Village's Long-Term Community Recovery Strategy planning process and the Village's involvement in the New York Rising planning process. Those recent efforts included interviews, focus groups, village-wide survey and multiple public meetings. Waterfront, recreation and revitalization vision, goals, and strategies were all significant components of those efforts, and public input previously gained also inform the direction for this plan.

In addition to regular advisory committee and Village Board meetings where the project was developed and discussed, three community-wide meetings were held to involve the community. Public input also included discussions with SUNY Cobleskill, Schoharie Central School officials, the Schoharie River Center, and other organizations as stakeholders and potential partners. A summary of public input can be found later in this report.

## What are the Goals of this Project?

This plan is focused on waterfront revitalization and recreational assets in Schoharie. It is a locally prepared, comprehensive land and water use plan for the Village's waterfronts along the Schoharie and Fox creeks. It provides the Village with a comprehensive guide within which critical waterfront issues and opportunities can be identified, addressed and implemented.

The Waterfront Revitalization/Recreational Assets Plan addresses the following goals:

- Enhance opportunities for public access to water-based recreation related to the waterways;
- Revitalize Main Street and create new opportunities for recreation-based business development;
- Develop additional pedestrian paths that better connect the Schoharie Creek and Fox Creek waterfronts to the Village's residential areas, parks, cultural resources, and Main Street;
- Create an enhanced pathway and sidewalk system along the waterfront that allows further connection to a county-wide trail system being planned from Esperance to Blenheim;
- Protect sensitive waterfront resources, open space and scenic resources;
- Provide appropriate parks and recreational facilities on lands acquired by the Village through the FEMA Buy-out program; and
- Preserve historic resources and enhance opportunities and promote heritage tourism.

This Plan concentrates on recreational assets and provides a concrete strategy for achieving improvements along with the specific tools needed to implement priority projects. These tools include site-specific designs, cost estimates, construction plans, identification of potential project partners and funding sources, and preparing for future permit requirements. With this information, the Village will be able to respond by actively pursuing priority projects.

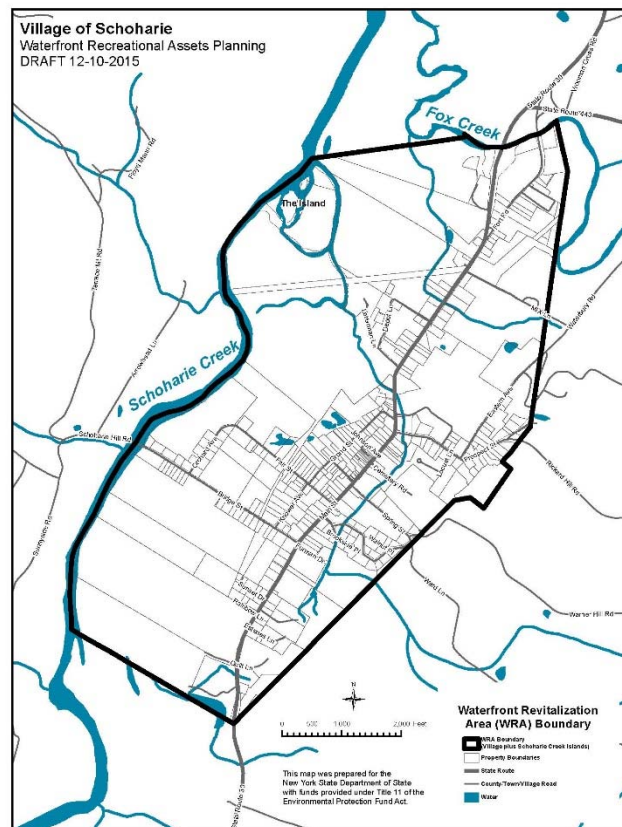
This Waterfront Revitalization Plan consists of the following major sections:

- *Waterfront Revitalization Area (WRA) Boundaries* - The WRA boundaries establish the focus area for the plan.
- *Vision Statement and Planning Principles* - This section establishes a vision statement for the Schoharie and Fox Creek Waterfronts along with a set of planning principles and steps to guide future land use, economic development and resource management by the Village and residents.
- *Goals, Initiatives and Projects* – This section identifies a set of goals and corresponding initiatives and projects necessary to meet the goals. Specific priority projects are identified and associated designs, cost estimates, and other information offered.
- *Implementation Strategy* – The Implementation Strategy provides a discussion of tools and techniques available to the Village that can be used along with the basic steps to be taken in order to achieve the Vision and Goals of the Plan.
- *Inventory and Analysis* – The inventory and analysis is an overview of existing natural and man-made resources and conditions within the waterfront area. It addresses topics from existing land and water uses to historic and natural resources.
- *Appendices* – The appendices includes useful maps; a proposed waterfront development zoning district that could be adopted by the Village; an audit of zoning detailing other changes to support waterfront activities and economic revitalization; and narrative about the LWRP that could be useful as the Village seeks funding to implement this plan.

## Study Area Boundary

The Waterfront Revitalization Area (WRA) incorporates the entire land area of the Village of Schoharie. The entire village area has been included in this boundary because critical recreational, cultural and economic resources that exist throughout the Village are directly related to, or supportive of the Village’s efforts to enhance these resources to stimulate additional tourism and economic revitalization along the Schoharie and Fox creeks.

A primary goal of the Village is to connect recreational and cultural resources together, to Main Street, and to the Creeks. Thus, limiting the study area boundary to just a corridor along the Schoharie and Fox creeks was not comprehensive enough. Significant recreational, cultural and economic resources of the Village can be found outside these areas including the Lutheran Parsonage (Palatine House), the Schoharie Central School, and Lasell Park.



The WRA boundary is shown on the maps in Appendix A with a narrative description below.

Three significant features influence the boundaries of the Village: The Schoharie Creek forms the entire western border of the Village, the Fox Creek partially defines the northern and northeastern border, and significant steep slopes and cliffs form the majority of the eastern boundary. All three of these features have critical roles in the environmental, economic, cultural and recreational character of Schoharie. Further, the combined floodplains of the two waterways influence about two-thirds of the Village including the majority of residences, all of Main Street along Route 30, and critical infrastructure facilities that support the Village.



## Vision, Issues and Opportunities

### Vision for Schoharie's Waterfront

The Schoharie and Fox Creeks will be positive assets in the Village and central to new outdoor-oriented recreation and tourism activities here. Schoharie will capitalize on its unique character where a largely un-built and unspoiled waterfront is located within a beautiful and historic village. The Village will be a place where outdoor activities that take advantage of its unique setting will be celebrated. The waterfront will provide easy access for small-craft boating, biking, hiking, park, playground and other outdoor experiences. These waterfront and recreational activities will be easily accessible and linked to residential and business areas so that they can become drivers for new economic prosperity and thriving business development. At the same time, Schoharie will promote new development, including reuse of our existing structures that emphasize those that are both consistent with and protective of our local character and water resources.

Village residents and visitors alike will have a new appreciation and understanding of our unique natural resources and the natural beauty of our valley. Safe linkages will be made between the creeks, parks, Main Street, and residential areas within the village. The waterfront and recreational improvements throughout the Village will promote Schoharie as a quality place to visit, live and do business.

### Goals

The following goals are established:

1. Enhance opportunities for public access to water-based recreation related to the waterways;
2. Revitalize Main Street and create new opportunities for recreation-based business development;
3. Develop additional pedestrian paths that better connect the Schoharie Creek and Fox Creek waterfronts to the Village's residential areas, parks, cultural resources, and Main Street;

4. Create an enhanced pathway and sidewalk system along the waterfront that allows further connection to a county-wide trail system being planned from Esperance to Blenheim;
5. Protect sensitive waterfront resources, open space and scenic resources;
6. Provide appropriate parks and recreational facilities on lands acquired by the Village through the FEMA Buy-out program; and
7. Preserve historic resources and enhance opportunities to promote heritage tourism.

The following planning principles are established to guide waterfront development:

- Conserve and enhance water quality, and natural and biological resources.
- Protect natural and built resources in the floodplain.
- Protect and enhance the scenic, historic, and aesthetic beauty of the Village.
- Promote public access to and enjoyment of the creeks and existing parks.
- Enhance use of vacant parcels for outdoor recreation uses.
- Foster economic development that capitalizes on the Schoharie and Fox Creek waterfronts, the Villages historic and cultural features and character, and the peaceful residential quality of life.

## Strengths, Weaknesses and Opportunities

As part of this Plan, an analysis of Schoharie's strengths, weaknesses, and opportunities was done. The strengths, weaknesses and opportunities have been uncovered through both public input and understanding the inventory of resources included in this plan.

This effort offers a useful technique for understanding both the opportunities open to the Village and the challenges it faces. This analysis reveals positive forces that work together and potential problems that need to be recognized and addressed. Developing a fuller awareness of the situation in Schoharie will help with both strategic planning and decision-making. Better understanding the factors affecting the Village puts Schoharie in a better position for action.

The following waterfront related strengths, weaknesses and opportunities<sup>2</sup> (in alphabetical order) inform the recommendations that follow in this Plan by:

- Identifying the issues or problems needing to be changed;
- Setting or reaffirming goals; and
- Creating an action plan

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<sup>2</sup> See also pages 12 and 13 of the September 2014 Village of Schoharie Long Term Community Recovery Plan for additional identification of strengths, weaknesses, and opportunities.

## Strengths

- A few very large, and undeveloped parcels of land exist in the floodplain and along the waterfront currently used for agriculture. These are appropriate land uses in the floodplain, and provide open spaces, offer ag-business opportunities, and create a unique character in Schoharie.
- Agricultural land resources in the Village and valley.
- Beautiful, historic and traditional small community with an intact main street.
- Close proximity to Route I-88 and the Capital District
- Existing buildings available for adaptive reuse.
- Fishing opportunities.
- Good water and sewer infrastructure capacity exists for additional uses.
- Good water quality, intact quality ecology and habitats in and along the creeks.
- Many agencies involved with activities in Schoharie including but not limited to the Schoharie Promotional Association, Schoharie Central School, SUNY Cobleskill, Schoharie River Center, Schoharie County Soil and Water Conservation District.
- Multiple cultural and historical resources in the Village.
- Numerous agencies and organizations that support the Village and its activities.
- Parcels of land available for development along Main Street.
- Parcels of land available for recreational use through the FEMA Buyout program.
- Public parks including Fox Creek Park, Lasell Park and the new Lily Park.
- Scenic beauty of the Village and Schoharie valley.
- Schoharie and Fox Creek.
- Schoharie Land Trust's ownership of "The Island".
- The larger Schoharie County trail planning effort that is exploring a trail from Esperance to Blenheim.

## Weaknesses

- Lack of amenities at Fox Creek Park.
- Lack of positive marketing of the Village's assets.
- Lack of sidewalks in the Village in certain locations that leave important waterfront areas such as the Old Stone Fort area and Fox Creek Park disconnected from most business and residential areas. Of concern is the lack of safe crossing over Route 30 from the Fox Creek Park to Fort Road and the Old Stone Fort complex.
- Lack of understanding of, and participation in national and state historic registers prevent landowners from taking advantage of the benefits associated with historic districts.
- Lack of unified signage and wayfinding in the Village.
- Lack of well-developed riparian vegetation in some locations along the creeks.
- Underutilized Lasell Park.
- Limited recreational facilities such as basketball or tennis courts.
- Low water flow and shallowness in the creeks at certain times of the year makes it hard to navigate with small craft.
- No connection between businesses and the waterfront. There is only one water-related business in the Village (a sporting goods store).
- No playground for young children.

- No public access to the Schoharie Creek within the Village.
- No water-dependent or water-related land uses in the Village.
- Planning and zoning efforts have not adequately planned for appropriate uses in the waterfront and floodplain area.
- Repetitive flooding.
- Streambank erosion.
- Negative connotations associated with the Schoharie Creek, and to a lesser degree, the Fox Creek. Positive visual and physical interaction between the public and the creeks are low.
- There are no trails or walking paths along, or to the Schoharie Creek.
- Very limited public access to the Fox Creek except through an informal area along the banks at Fox Creek Park.
- Very limited visual access to the Schoharie Creek.
- WiFi, broadband, and fiber optic services are limited for both residents and commercial uses. This is a significant issue at the Schoharie Central School.

## Opportunities

The Schoharie and Fox creeks are quality water bodies and important natural features of the Village and they can play important positive roles in developing tourism and water-related businesses, enhancing community character, and in providing healthy recreational opportunities. There are many exciting opportunities that can be taken advantage of to meet the goals of the Village.

These center on enhancing **public access**, improving recreational **amenities** at various locations throughout the Village, improving **infrastructure** to link paths and sidewalks, improving **zoning** to accommodate water-related activities, **marketing** the many assets and resources within the Village, and promoting new **educational** connections with and awareness about the creeks.

These opportunities include the following, which are **detailed more fully in the next section** of this Plan:

- Promote the unspoiled nature of the creek and its waterfront as a unique recreational experience. Market the waterfront resources to both residents and businesses.
  - Promote the beauty of the valley and Village in all brochures, websites, and signs.
- Provide access to and along the creeks via multiple locations.
  - Use the Bridge Street FEMA Buyout parcel for creek access, parking, and potentially a youth playground.
  - Purchase or acquire other lands or negotiate easements with landowners to provide public bike and hike access to the creek.
  - Consider use of lands that may become available for recreation such as the old firehouse location on Grand Street and the County jail site at Depot Lane for additional commercial and recreational uses.
  - Implement a complete streets program as per the existing plan within the Village. This includes construction of new sidewalks to connect the core areas of the Village to Fox Creek Park, Old Stone Fort, and Palatine House/Lasell Park, and to new pathways to be created.

- Improve the informal trail recently placed under the Route 30 Bridge to connect the Fox Creek Park and Lily Park so that it can withstand high water and floods along Fox Creek.
- Create small view ‘tunnels along the creek to offer visual access to the waterfront.
- Conduct strategic brush clearing and tree pruning at “the Rocks” to open up views of the valley in that gateway.
- Enhance amenities at the Fox Creek Park.
- Work with the Schoharie Central School, SUNY and organizations such as the Schoharie River Center to provide public education and youth programming oriented to the water resources in the Village.
  - Provide enhanced educational materials about fishing, the fisheries, and stream ecology. Partner with the Schoharie River Center to accomplish this.
- Update zoning to create a waterfront district (land use area) that allows recreational uses and minor infrastructure to support those uses and reconfigure the existing agriculture land use area. The Zoning should allow for recreation and waterfront-oriented uses that are appropriate in the floodplain and strengthen the development standards to offer growth opportunities in a manner cognizant of the floodplain.
- Enhance gateways and Main Street as per the Main Street/Gateways Plan. Create a small, low-impact pocket park along with the South End Drainage project on one of the FEMA Buyout properties to accomplish this.
- Work with Midtel and other companies to enhance WiFi and broadband capability.
- Work with the New York Power Authority to explore feasibility of controlled releases of water.
- Promote additional state and national historic district listings.
- Fully implement the proposed Schoharie Historic Walking Tour and the SALT sponsored GeoToGo project.
- Continue to improve habitats and reduce erosion with streambank restoration projects.
- Take economic advantage of the creek and the agricultural lands better through promotion of local foods, the Schoharie Beverage Trail, and the Cuisine Trail. There are opportunities to partner with SUNY Cobleskill in each of these ventures.

## Recommended Projects

To meet the waterfront, recreational, and economic development vision and goals of the Village of Schoharie, the following projects are recommended.

Those recommendations identified with the Village logo/symbol are detailed with specific concept design, cost estimates, and site design details.



### A. Enhance Access

1. Create a **looped trail** that links multiple locations within the Village and the Schoharie Creek<sup>3</sup>. See Future Connections Map. There are several potential opportunities for providing access and linkages to the Schoharie Creek. The goal is to establish a loop connecting the Fox Creek Park to the Schoharie Creek, Bridge Street, and Downtown Main Street. Potential primary links would be for bike/hike pedestrian uses and include:

- a. To and within Fox Creek Park. Continue sidewalk from its end near the Poorman house to Fox Creek Park.
- b. Depot Lane through Letterman Lane to “the Island”.
- c. A creek-side trail from “the Island” to the Bridge Street area.
- d. Sidewalks and possible use of the old railroad bed to other locations along Bridge Street, Main Street, Grand Street and other Route 30 locations.



Secondary links are important to enhance access to other important locations in Schoharie. These are:

- a. Sidewalk from the Community Pool up Spring Street to the Palatine House and Lasell Park.
- b. Fort Road to Fox Creek Park crosswalk.
- d. Fort Road to the Schoharie Central School.
- e. A permanent, engineered path linking the Lily Park to Fox Creek Park.
- e. Potential links behind the Old Stone Fort (See Map)


The important aspect is to create a network that links all parts of the Village together with the creek and Main Street.

2. Create a **blueway trail** (water trail) along the Schoharie Creek with two boat launch sites – one at “The Island” and another at Bridge Street. This trail would be for canoes and kayaks and connect Bridge Street and “The Island” with boat launch sites. Access points to the creek at each of these two locations could have small craft boat launches to allow for canoe, kayak and fishing access. Access to the Creek could be accomplished by one of the following options:



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<sup>3</sup> A trail maintenance program should be planned in coordination with actual trail improvements where different organizations sponsor different portions of trail. A formal and long-term plan is needed for trail maintenance. The Village should consider providing necessary insurance for these facilities.

- a. Village acquisition of the parcel immediately adjacent to the creek on Bridge Street (See Map). Through this parcel, the Village could create an area for parking and a boat launch area directly on the creek. This would utilize the FEMA buyout parcel on Bridge Street for parking and perhaps other amenities such as season food carts or kiosks.
  - b. Through a donated or purchased easement from the FEMA Parcel, along the woodland edge to the Creek. Develop a right of way that would allow for connecting the Bridge Street FEMA Parcel (see Map) through a pedestrian access trail and a boat launch area on the creek. The Bridge Street FEMA buyout parcel is large enough for a small parking lot, kiosk, and to serve as a gateway to the Village from that direction (see concept design and map in the following section).
3. Work with Schoharie Land Trust to allow for **pedestrian public use of “the Island”**. Consider using that location for public access to for picnicking, day use, and access to the Creek and the creek-side pedestrian trail. Additionally, it is recommended that a ‘disc golf’ course be developed on the 14-acre island with a non-paved pathway as a use that would be low-impact on the environment but also provide for a unique outdoor recreational opportunity. 

### **Disc Golf is One of Today’s Fastest Growing Sports**






The sport of disc golf evolved as an offshoot of the many games spawned by the Frisbee® craze. The game started with people using Frisbees and aiming at targets made up of trees, trash cans, light poles, pipes, and whatever else was handy. Disc golf is similar to regular golf; however, instead of using golf clubs and balls aiming for a hole, Disc Golf players use golf discs and aim for a Disc Pole Hole, a pole extending up from the ground with chains and a basket where the disc lands. The object of the game is to complete each hole in the fewest number of throws, starting from a tee area and finishing at the Disc Pole Hole. Generally, a course is 9 or 18 Disc Pole Holes long. Disc Golf differs from regular Golf in important ways. Disc golf courses can use a wide variety of terrain. Often times, land not suitable for other park activities or development is perfect terrain for a disc golf course.



Disc golf is one of the best lifetime fitness sports. It is easy to learn, a healthy activity and accessible to people of all ages and fitness levels. Today there are over 2,500 Disc Golf Courses in the United States – in Schoharie County, there is a course at Mine Kill State Park. There are between 7,000,000 and 10,000,000 people who have played the game. Since 1976, there have been over 24,000 members of the Professional Disc Golf Association. Pro players compete in more than 390 sanctioned tournaments and a Worlds Championship annually. The positive experience with Disc Golf and the growing demand for courses have led to the expansion of the sport all over the country, from small towns to urban areas.

4. Create connections with other **creekside bike/hike/water trails**.
  - a. Plan for connections north and south to the longer trail being planned by Schoharie County and any other water trails along the Schoharie Creek in the vicinity of the Village.
5. Enhance and **expand the snowmobile trail** so that it allows for snowmobiles to more easily enter the Village for gas and food. Consider pathways over the school grounds to the Countryside Mobil Mart.

## B. Improve Amenities

1. Consider acquiring the vacant lot at the **corner of Main and Shannon Ave to create a small Village Square**. This area can be improved as a pocket park and include such amenities as gazebo, fountain, flagpole, veteran's memorial, and landscaping. 
2. Create a **pocket park on the Sunset Avenue** FEMA buyout parcel (See concept plan.) The FEMA buyout parcel at the corner of Main Street and Sunset is planned as a location to accommodate needed drainage improvements. However, that work does not prevent other appropriate non-structural amenities from being constructed there. This is an important location as both a gateway, and as a park area serving the south side of the Village and the new senior citizens housing complex nearby. Amenities could include a small pavilion, picnic tables, and a sign. It also is an area that could serve as a scenic, aesthetically pleasing, and welcoming entrance to Village. 
3. Create a **waterfront park and creek access point for a water trail on the Bridge Street on Bridge Street**. Use the FEMA buyout parcel as a parking area with physical and aesthetic connection to land across the street. Amenities at that location could include parking, an informational/educational kiosk, and a trail connection creekside trail. The preferred concept plan for this site includes Village acquisition of the parcel of land on the south side of Bridge Street immediately adjacent to the Schoharie Creek Bridge. (See Concept Plan.) 
4. Provide additional **amenities and upgrades at Fox Creek Park**. These include additional light-sensor controlled lighting, bathrooms, enhanced Fox Creek access, enhanced access to the Lily Park under Route 30 bridge, playground, trails within the Park and new connection via sidewalk to the core of the Village. See designs and concept plans. 
5. The **old fire house site on Grand Street** has been identified as an important location for recreational use in the Village. As a central location and within about ½ mile walk from most locations in the Village, it is in an excellent location to be developed for community recreation facilities. The Village should work with the Niagara Fire Company to use or acquire this site for a community park and playground (see Concept Plan). It has much potential and amenities that could be included here include a basketball court, picnic tables, picnic pavilion, playground, dog park, and trail connection along the old railroad bed that runs to the rear of the parcel. 
6. Work with the Daughters of the Revolution (DAR) and Schoharie County to develop the county **parking lot into a shared-use recreational area**. The parking lot is owned by the DAR, but the



County leases the land for use as a parking lot. Use of the DAR parking lot on evenings and weekends (when cars are not parked) could allow for basketball, volleyball, and roller hockey and potentially a trail through woods on the other part of the DAR property.

7. Develop a **wayfinding and unified signage program**. Improved signage and wayfinding will help residents and visitors find and access all the recreational, cultural and business services available in the Village. Coordinate the wayfinding and signage with the proposed Historic Walking Tour (see below) and the proposed Schoharie County GeoTourism Trail (GeotoGo) (an audio/visual/augmented reality mobile app used to promote tourism by linking recreational and cultural resources together) that is being planned in the community by SALT.
8. **Other amenities** that can be explored in the Village to improve waterfront revitalization include:
  - a. Place bike racks on Main Street.
  - b. Work with the New York Power Authority to explore the feasibility of controlled water releases from the Schoharie Reservoir to allow additional small craft boating opportunities.
  - c. Develop a bird guide of local birds in cooperation with the SUNY wildlife biology program.
  - d. The Village has worked on development of a unified and enhanced parking lot behind the Main Street buildings in the past. Although this has not yet been implemented, the Village recognizes that enhancing parking and improving the aesthetics of this area is important to the overall economic development of the village. Continue to work with landowners to design and implement this improved parking lot as per the Village's Comprehensive Plan and Long Term Community Recovery Plan.
  - e. Continue to beautify Main Street with landscaping, improved signage, murals, and improved aesthetics.
  - f. Develop a geotag/geocache course.


## C. Update Planning and Zoning

1. Develop a **5-year Capital Improvement Plan** as a mechanism to fund and implement the capital improvements recommended in this plan.
2. **Update zoning** law to allow for additional water-enhanced uses that are compatible with the environment and character of the Village of Schoharie. See Future Zoning District Concept Map and Appendix C for full details. The updated zoning should:
  - a. Split the current Agricultural Land Use Area into three distinct districts as follows (See Map):
    1. Create a Waterfront Land Use Area (WF) from the Schoharie Creek, east for 100' (or 200').
    2. Create a new Floodplain/Agriculture Land Use Area (FPA) to include the remainder of the lands included in the regulated floodway extending from the boundary of the new Waterfront Land Use Area to the edge of the regulated floodway.
    3. Create a new Agriculture land use area to include the remainder of the lands included in the 100-year floodplain extending from the boundary of the new Floodplain/Agriculture Land Use Area to the edge of former Agriculture Land Use Area.
  - b. Adjust the Use Table and Density/Dimension tables (See Appendix D) to allow for more waterfront related uses in the district. All land uses within the new districts shall be subject to Local Law #1 – the Village’s Floodplain Regulations.
    1. The Waterfront Land use area should allow only agriculture and low-impact water-dependent and water-enhanced uses such as trails, boat launches, docks, and non-permanent camp sites. Any development in this area should be tied to preservation and enhancement of the riparian vegetation and critical streambank and floodplain functions.
    2. The use table for the new Floodplain/Agriculture land use area should allow for agriculture, non-structural recreational uses such as ball fields, and low density, low-impact residential uses.
    3. The use table for the new Agriculture land use area should allow for higher density residential use, a variety of agricultural-related businesses, recreational uses such as campgrounds, and uses that are currently allowed in the Agricultural Land Use Area.
  - c. Develop campground and recreational vehicle zoning regulations as allowed (with site plan and special use permit) water-enhanced uses to control those uses where allowed, and to ensure they are compatible with the environment and character of Schoharie.
  - d. Implement land use regulatory updates to promote use of conservation/flexible subdivision for subdivisions in the WF, FP/Ag and Ag land use areas, incorporate best management practices for floodplain management and require use of low impact development standards to manage stormwater.

- e. Update zoning and subdivision regulations to incorporate green infrastructure design requirements. These include, but are not limited to use of rain gardens, vegetated swales, bioretention areas, rain barrels, use of pervious pavement, decreasing the area of paved surfaces, and techniques that mimic natural wetland systems, stream buffers, and use of naturalized stormwater management.

3. Using the historic resource inventory conducted as part of this Plan, work with landowners, the New York Preservation League, and the State Historic Preservation Office **to nominate and facilitate establishment of a National Historic District** as recommended in the report (See Appendix D for Summary)<sup>4</sup>. This can be an important step to protect the historic character and resources of the Village as well as promote them, and allow landowners to benefit from associated tax credits.

## D. Enhance Infrastructure

1. Construct **additional sidewalks** to establish critical links in the Village’s pedestrian system: 
  - a. From the end of the sidewalk on Route 30 near Poorman’s to the Fox Creek Park along Route 30, along with a crosswalk from the west side of Route 30 across to Fort Road. It is recommended that this be accomplished by working with the NYS Department of Transportation to re-stripe the lanes along Route 30 to create additional shoulder space for a sidewalk;
  - b. From the Community Pool up Spring Street connecting to Palatine House and Lasell Park;
  - c. New sidewalk from Library up Bridge Street to the FEMA buyout parcel. Alternatively, from end of sidewalk on Bridge Street to the Creek, with a crosswalk over to the FEMA buyout parcel.
2. Improve **other pedestrian links** as follows:
  - a. Investigate the need for crosswalk and other improvements to increase pedestrian comfort and safety along Route 30.
  - b. Make improvements to the pathway that has been recently located under the Route 30 bridge connecting Fox Creek Park and the Lily Park so that it will be resilient to flooding.
  - c. Formalize and promote the pathways leading through the Cemetery to Lasell Park.
  - d. Implement the Historic Walking Tour developed by the LTCR Committee. Ensure that this trail is incorporated into all marketing of trails and paths in the Village including the GeoToGo trail being developed by SALT.
3. Prepare locations for and **construct the water fountains** as proposed by the LTCR Committee including at Lasalle Hall, at the Birches Senior Citizen Housing Complex, and in the proposed Village Green next to the NBT Bank.

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<sup>4</sup> See the database by searching for the Village of Schoharie on the New York State Office of Parks, Recreation and Historic Resources website for the Cultural Resource Information System (CRIS) at [www.cris.parks.ny.gov](http://www.cris.parks.ny.gov)

4. Work with NYS DOT to **lower speed limits** along Route 30 from the Village boundary near the Fox Creek Park south.
5. Include all these proposed infrastructure improvements in a **Capital Improvement Plan**.
6. Work with Midtel, Time Warner, and other telecommunication providers to **improve internet/broadband/fiber optic services** throughout the Village, but especially to the school. As part of this effort, work to create a WiFi enabled system for Main Street businesses.
7. If the County moves the Jail to a location outside of the Village of Schoharie, work with the County to plan for the **adaptive reuse of the Depot Lane jail site**. This location is one of the few remaining parcels where commercial uses could be viable and it also has opportunities for mixed commercial/recreational uses. There may be adequate room for additional public or commercial recreational facilities that could tie to uses such as a hotel that would benefit the entire County including a BMX sports facility (See Concept Plan), skate park, parking and trailhead for creek access, and other multi-purpose uses.
9. As an ongoing maintenance task, work to **keep sidewalks clean** of dirt, grass, and other debris to prevent narrowing of the pedestrian pathway. This is especially important along the northern portion of Main Street.

## E. Improve Marketing

1. Work with County Tourism, the Chamber, SUNY Cobleskill, Farm Bureau, the Valley Association and other organizations to link the Village of Schoharie more closely with the beverage and cuisine trail.
2. Promote the unsoiled nature of the creek and waterfront as unique recreational experiences within the setting of a village with all its amenities.
3. Use the 2014 LTCR Plan's Market Study to further marketing efforts.
  - a. Coordinate additional efforts to promote the Village with the Schoharie Community Development Corporation.
  - b. Continue to seek mechanisms to fund an economic development specialist that would have marketing and business recruitment duties. Fund a dedicated economic and community development staff position, perhaps shared with Middleburgh and the Town of Schoharie.
4. To promote the recreational opportunities existing and planned for in the Village, the marketing efforts should include a strong, sustained effort to draw residents and visitors to use those facilities. Marketing should center on those opportunities and the other assets and strengths of the Village.
5. Coordinate the signage and wayfinding program to effectively market the Village.

## F. Expand Educational Opportunities

1. **Create partnerships** with SUNY Cobleskill, Schoharie Central School, and the Schoharie River Center to focus work on the Schoharie and Fox creeks and their waterfronts. The Village should concentrate on enhancing creek access and providing additional amenities as outlined in this Plan. The Village should forge partnerships with the Town, other valley communities, SUNY Cobleskill and the Schoharie River Center to offer expanded educational outreach related to the creeks, their ecology, and their significance to the community at large. There is an opportunity to enhance natural resources education, particularly with the Schoharie Central School district.
2. **Work with the Schoharie Central School** to inform them of the many waterfront and historical resources available in the Village that can be support their curriculum.
3. Provide for **ecological interpretive signage** at the various access points outlined in this Plan.
4. **Keep the Village's website current.** Expand those web pages to include waterfront related information, documentation, and educational materials.

## Priority Project Concept Designs

To further the priority projects needed for waterfront revitalization, this LWRP study included the conceptual site design for 6 key locations within the Village. For each, landscape architects from Place Alliance developed cost estimates, determined permits that would be needed to implement those projects, and identified potential sources of funding. The priority projects are (see concept site designs below):

**Site 1: Multipurpose Creek Trail.** This includes a pedestrian and vehicular trail starting from the Village-owned property where the sewer treatment plant is located. This includes trailhead parking, access to “The Island”, a pedestrian path, day-use picnic and overlook and public access to the Schoharie Creek. The trail would lead from ‘The Island’ south to Bridge Street connecting with the snowmobile trail (see map). It is desirable to have the trail constructed with pavement to enhance hike, bike, and other pedestrian use. Landowner approval and consent to allow for public access will be required from the Schoharie Land Trust and several other landowners in the Village. Conversations with these landowners have resulted in the Village receiving preliminary approval for this access, but no formal agreements have been put in place yet.

**Site 2: Schoharie Land Trust Island.** This unique 14+ acre parcel along the Creek has opportunities for low-impact day use with picnic, overlook, access to the multi-use trail, and creek access. There is a unique opportunity to introduce ‘disc golf’ to Schoharie at this location (see concept plan and description below).

**Site 3: Schoharie Creek Access at Bridge Street.** This plan recommends that the Village acquire the parcel immediately adjacent to the creek at the end of Bridge Street. This location would be a focal point for canoe/kayak access to the Creek, the southern access to the multi-use trail and use of the FEMA buyout parcel located across the street for additional parking, signage, seasonal businesses (such as food stands/carts), and interpretive information.

**Site 4: FEMA Buyout Parcel Pocked Park.** Located at the southern entrance to the Village, this small parcel is currently the site of planned drainage work for the ‘South-End Drainage Project’ in the Village. This location has an opportunity to be more than a stormwater retention area by having a role as a pocket park within easy walking distance given its proximity to the new senior citizens housing complex and all the homes in this part of the Village. Plans for this pocket park include enhanced crosswalk over Route 30, landscaping and a pathway to small sitting areas. The secondary role for this parcel is to be an inviting and aesthetically pleasing location to serve as the southern welcoming gateway to the Village.

**Site 5: Fox Creek Park.** A redesigned Fox Creek Park offers another unique opportunity to enhance local and visitor usage of this park. The Concept Site Plan includes reconfigured parking and interior road, open green space for both active and passive recreation/picnic area, bathrooms, playground, improved park circulating through a trail system around the back ball field, and waterfront access opportunities to

the Fox Creek. The design incorporates the pavilion, maintenance of the existing trees, and enhanced access to the little league fields. An important component of this site is a sidewalk connection to the Park from Route 30. Currently the sidewalk ends before the park and there is no pedestrian access. The plan includes narrowing of the existing road shoulder of Route 30 to four feet on either side to allow for room for the sidewalk extension and a safer transportation route into the Village. Plans include concrete sidewalk extension along the Route 30 from the end of the existing sidewalk to the first little league field entrance.

Site 6: Lasell Park Sidewalk Connection. To enhance visitation to the Lutheran Parsonage Museum and Lasell Park, this Plan proposes extension of the sidewalk past Parsonage Pines Senior Apartments up Spring Street, to the entrance of Lasell Park. There would be a minimum of 3' buffer between the street and the sidewalk.

Site 7: Fire House Park on Grand Street. This Plan recommends community use of the former fire house site. This is the perfect location for a community park, and is reachable within about ½ mile from most locations in the Village. There are two optional designs to be considered for this parcel. Both include a basketball court, formalized walkway, passive recreation/picnic area, a pavilion, 10-space parking lot, fenced in playground, splash pad, fenced in dog park, and space for a connection to a trail running along the old railroad bed behind this area.

Cost estimates, likely permits, and potential funding sources to be added.





June 2016

















## Implementation of Projects

### Potential Partners in Implementation

The best success in implementing these projects will be when the Village of Schoharie works in partnership and cooperatively with other agencies and organizations. Implementation partners include:

Engineering Department of DOT)  
National Park Service Land and Water Conservation Fund Program  
National Park Service Rivers, Trails, and Conservation Assistance Program  
New York State Energy Research and Development Authority (NYSERDA)  
NYS Department of State Division of Coastal Resources  
NYS Department of Transportation  
NYS Department of Transportation Enhancement Program (TEP) (Office of Environment in the  
NYS Office of Parks, Recreation and Historic Preservation  
Preservation League of New York  
SALT (Schoharie Area Long Term)  
Schoharie Central School District  
Schoharie Community Development Corporation  
Schoharie County Conservation Association  
Schoharie County Chamber of Commerce  
Schoharie County Conservation Association  
Schoharie County Farm Bureau  
Schoharie County Snowmobile Association  
Schoharie County Soil and Water Conservation District  
Schoharie Land Trust  
Schoharie Promotional Association  
Schoharie River Center  
Schoharie Valley Association  
State University of New York, Cobleskill

### Action Steps

Implementation of the recommended priority and long-term projects from this plan will take organization, funding and coordination. The following action steps can serve as a checklist to aid the Village make these plans a reality:

1. Village Board to accept this LWRP Plan and work to incorporate it as an Addenda to the Village Comprehensive Plan pursuant to requirements of State Village Law 7-722.
2. Work with landowners and the Schoharie Land Trust to develop letters of intent for public access covenants.
3. Develop a generic environmental impact statement that would analyze potential adverse environmental impacts from construction of all the priority projects outlined in this Plan. This will be required for any state-funding of these projects.

4. Work with a grant writer or others to identify and prepare grant funding applications to construct these projects. Further, work to identify other sources of funding (public, private, and foundations) that can be used for construction costs.
5. Create a Recreation Plan Implementation Task Force of residents, businesses and other interested people to serve as a coordinating committee to oversee implementation of these projects. This task force should start by including landowners and businesses in the Village and further identifying partners and possible funding sources for each of the priority projects.
6. Work with Village planner and attorney to update the zoning law as recommended in this Plan.
7. Keep the Village website up-to-date with information about and progress on implementation of this Plan.
8. Acquire the parcel of land immediately adjacent to the Creek at the end of Bridge Street.
9. Acquire the small parcel of land immediately adjacent to the NBT bank for use as a landscape village green.
10. Involve the Schoharie Promotional Association, Colonial Heritage Association, Schoharie Community Development Corporation, DAR and local businesses very involved with the tasks above. It will be crucial to have an involved and supportive community. These organizations have critical roles in promotion, funding support, and expertise about the Village.

## Inventory and Analysis of Recreational Resources

### Water Bodies

The Schoharie Creek and its major tributary, Fox Creek, are the primary waterbodies within the Village of Schoharie. Schoharie Creek is one of the principle tributaries of the Mohawk River with its headwaters beginning at the base of Indian Head Mountain, located in the Catskills, Greene County, NY. The Schoharie Creek flows north through Delaware, Schoharie, Schenectady, and Montgomery counties and enters the Mohawk River at Fort Hunter. Land use, draining more than 2,300 square kilometers, is approximately 20 percent agricultural, 77 percent forested, 2 percent urban, and 1 percent other<sup>5</sup>.

The Schoharie is highly susceptible to flooding with notable floods occurring in 1996 and especially after Hurricane Irene in 2011. The upper headwaters are dammed by the 120 foot high Gilboa Dam, which forms the Schoharie Reservoir, a NY City water supply that was put into service in 1926. Downstream from the Gilboa dam is the Blenheim-Gilboa Pumped Storage Power Project which is part of the NY power Authority. The impoundment essentially severed the creek in half and changed its flow pattern and habitat. From below the dam to the confluence with the Mohawk River, the main stem of the creek was altered from a cold-water fishery (trout) to a warm water fishery (small mouth bass). No regular release of water occurs from the Schoharie reservoir, and during summer months the creek bed from the reservoir dam is very low to Middleburgh, where minor tributaries begin to add enough water to recreate the creek. About half the creek area is suitable for small craft in the summer with many portages required. The entire length can be canoed/kayaked in the spring.

The NYS DEC stream classification of the Schoharie Creek where it passes through the Village is Class C water, designating that the water is suitable for both fish propagation and survival and for non-contact recreation. The Fox Creek, near the Village of Schoharie drinking water source, is a Class A water, designating the stream suitable for fish propagation, contact recreation, and drinking water. At the point Fox Creek passes by the Village Park, it is a Class B water, indicating a best usage for swimming and other contact recreation.

**Floodplains.** The floodplain of the Schoharie Creek is extensive (See Flood Hazards Map). The floodway, 100-year and 500-year floodplain impact a large portion of the Village, including most of the recreational, historical, cultural, government, and economic resources in the Village. The floodplain in the Village is large, and 416 acres of farmland lie between the creek and the developed portion of the Village. There is a narrow riparian area along the creek (see aerial photograph.)

**Wetlands.** There are no NYS DEC or currently identified federally regulated wetlands located within the Village of Schoharie. There are however, several locations identified as having hydric soils (See Topography and Wetlands Map.)

### Issues

- Schoharie Creek is highly susceptible to flooding.
- Creek flow is inconsistent, depending on season and weather, for small boat access.

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<sup>5</sup> From the Schoharie River Center

- The large amount of undeveloped private land between the developed portion of the Village and the creek creates challenges for creek access and minimizes positive connections between the Village and creek.

#### Opportunities

- The Schoharie and Fox creeks are quality water bodies and important natural features of the Village and the entire valley and they can play more of an important role in tourism promotion and business development, community character, and recreational opportunities.
- With adequate access points and signage, the creeks could become much more accessible to the public than currently.
- The undeveloped nature of the majority of the waterfront is an asset that offers a natural environment within a village boundary. The Village can promote the unspoiled nature of the creek and its waterfront as a unique recreational experience.

## Existing Land and Water-Related Uses

**Land Uses.** There are a mix of land uses within the Village (See Table 1, Aerial Photograph and Land Cover Map). The Land Cover Map graphically shows the areas that are built versus agricultural. Schoharie is unique in its land use patterns because the dominant land use along almost the entire length of the waterfront of Schoharie and Fox creeks has been and remains agricultural land uses. Only a small portion of the waterfront is in residential use. The floodway and 100-year floodplain overlap with this agricultural use. Other than agriculture and built-uses, wooded areas can be found in some places along the creeks, and along cliff at the eastern border of the Village.

All or parts of 15 parcels of land immediately adjacent to the Schoharie Creek and Fox Creek are used for agricultural purposes (480 acres). Compared to the rest of the Village, these 15 parcels are large landholdings, averaging 32 acres. The entire portion of undeveloped land in the Village is zoned 'Agricultural'. Guernsey's Nursery is a large agriculturally-related commercial land use found along Bridge Street. Along the Schoharie Creek but just outside the Village boundary is an ox bow which has created an 'island' (See Flood Hazard and Aerial Photograph Maps). This undeveloped area located within the riparian area of the Creek is largely owned by the Schoharie Land Trust (14.6 acres).

Other significant land uses within the Village include the Schoharie Central School District, Cobleskill Stone Products (a limestone quarry), Schoharie County buildings (Court House, County Office Building, DPW) and the County jail. The County jail was significantly damaged during the flooding of Hurricane Irene and the County is currently in the process of building a new jail out of the floodplain just outside the Village of Schoharie.

Beyond these agricultural areas, the remainder of the Village is a traditional community consisting of a main street business district surrounded by residential uses. The average residential lot is 1.8 acres.

The Village has an unusually large number of cultural land uses including the Old Stone Fort Museum complex, the Railroad Museum and Depot Lane (Colonial Heritage Association), numerous churches and church halls, Lasell Park (a public park), the Daughters of the American Revolution Lasell Hall (DAR House), the 1748 Lutheran Parsonage (Palatine House), the Old Stone Fort Cemetery, the Schoharie Cemetery, and Fox Creek Park. These are described in the next section of this Plan.

Schoharie has a well-developed traditional main street business area where business and government uses are concentrated. Businesses on Main Street are a mix of services, retail, and restaurant. Buildings throughout the main street area are traditional and most are historic structures, built prior to 1950.

Beyond the Main Street business district, most uses along Route 30 (Main Street) are residential with a secondary commercial/residential area centered along Route 30 around the post office and Bank of Richmondville area (See Property Class Map). A new 72-unit senior citizen housing complex is being built on the southern end of the Village. A long-vacant vacant parcel exists (Great American lot at Route 30/Furman Drive/Bridge Street intersection) that was the former grocery store for the Village. Like other nearby properties, it is in the floodplain and thus poses development challenges. Nonetheless it is a significant commercial parcel that the Village desires to see reused for new grocery store or other business uses.

<b>Table 1. Land Use</b>	<b>Number of Parcels</b>	<b>Number of Acres</b>
Agriculture	10	307
Residential	271	490
Commercial	42	22
Industrial	4	21
Community Service	25	118
Public Service	2	15
Recreation/Entertainment	6	10
Vacant	72	113

The Village of Schoharie waste water treatment facility is located behind the Railroad Museum on Letterman Lane. The Village has an easement beyond the paved area of Letterman Lane through farmland to the Creek. That easement was originally set up to allow Village maintenance of the sewer effluent discharge location, but that is no longer needed. However, the Village retains an easement over Letterman Lane.

**Water Uses.** There are limited water uses and access points to the creeks within the Village of Schoharie. There are no public access points to the Schoharie Creek within the Village boundary. However, some people do take advantage of fishing and small craft boating opportunities in the Schoharie and enter the creek through private properties or downstream in Middleburgh. Direct access to Fox Creek is located only at the Fox Creek Park, and that is limited to a pathway that continues to the streambank and underneath the Route 30 Bridge on a pathway to the Lily Park.

The Schoharie and Fox creeks are only navigable by small canoe and kayak due to shallow depths, and then only during higher water conditions. During spring and early summer, the Schoharie Creek has pristine canoe and kayak opportunities. Many people use these small craft as they paddle from Middleburgh to the State access point in Central Bridge, about 2 miles from the Village of Schoharie.

During dry weather, some sections of the creeks are not easily navigable, forcing portages through very shallow stretches. The Fox Creek is especially difficult at certain times to navigate in the vicinity of the Village due to shallowness.

Views of the Schoharie Creek are also limited, yet significant and highly valued by residents. Within the Village, the Schoharie Creek can be publicly viewed only along Bridge Street at the bridge. The Fox Creek has more direct access and views available from Fox Creek Park. It can also be viewed from the Covered Bridge at the end of Fort Road. Both the creek and Covered Bridge can be seen from the Route 30 Bridge. The Covered Bridge is a pedestrian pathway where people can linger, but neither Bridge Street nor the Route 30 Bridge have sidewalks or safe pedestrian opportunities. From those locations, views of the Fox Creek are primarily made from vehicles. There are no other public locations within the Village where either of the creeks are viewable.

Just east of Route 30 and up from the Fox Creek Park, the covered bridge is a favorite and picturesque location highly valued in the Village for its character, its views of the Fox Creek, the Old Stone Fort Cemetery, and in the distance, the Tory Tavern. It is a favorite spot for picture taking, especially for proms and weddings.

The Schoharie Promotional Association is working with the Village of Schoharie to plan for and create a Lily Park on village-owned land along the Fox Creek (See Resources and Inventory Map and recreation description below). The Lily Park is proposed to include walking pathways, gardens, and quiet reflecting areas.

The Schoharie River Center coordinates educational programs and water quality monitoring with youth from the area on the Schoharie and Fox creeks.

### Issues

- There is limited physical and visual access to the creeks. Access is severely limited to the Schoharie Creek.
- The Schoharie Creek is well-known for its negative impact on the community related to flooding, but positive connections and year-round interaction with the residents and public are low.
- There is a large separation between residences and businesses and the waterfront.
- Low water levels in the Schoharie Creek making consistent navigation difficult.



- All land areas along the Schoharie Creek are in private ownership, thus limiting public access. There is public access to Fox Creek at the Fox Creek Park.

#### Opportunities

- There are a limited number of private landowners along the Schoharie Creek which could facilitate coordination and implementation of waterfront related programs.
- The Village can enhance marketing of the waterfront resources to both residents and businesses. Signage and other marketing/educational projects can be developed to accomplish this.
- There are multiple locations that could be suitable for improved access to both creeks. It may be feasible to provide for a new access point from the Schoharie Land Trust property on the "island".
- Enhancements could be provided to the Fox Creek Park to provide for additional amenities on that waterfront and for better access to Fox Creek.
- The Village could purchase property near the Schoharie Creek at Bridge Street to provide for enhanced public access.
- Enhanced access to the waterfront could also enhance public education and youth programming offered by the Schoharie River Center.

## Existing Planning, Zoning and Other Relevant Local Development Controls

**Village Planning Efforts:** The Village of Schoharie has in place the following plans that outline its vision, goals, needs, and opportunities:

- Comprehensive Plan (a joint plan with the Town of Schoharie adopted in 1996)
- Long-Term Community Recovery Strategy (developed by the Village in 2014 to address recovery needs after Hurricane Irene)
- New York Rising Plan (developed by New York State in 2015 to address recovery needs after Hurricane Irene)
- Complete Streets Plan (developed by the Village through the Healthy Streets program in Schoharie County in 2013)
- Main Street and Gateways Plan (developed by the University at Albany Regional Planning Graduate Program in 1998 to address main street and gateway needs)

Each one of these plans recognized the important need for enhanced recreation in the Village as well as recognizes the as yet un-tapped opportunities associated with the Schoharie and Fox Creek Parks.

#### **Regional Planning Efforts**

Schoharie County Agriculture and Farmland Protection Plan: This plan is relevant to the Village of Schoharie due to the large acreage of prime farmland located within the Village. This plan is currently being updated by the County.

New York State Open Space Plan: Although the Village is not discussed specifically, the New York State Open Space Plan (2014) recognizes the Schoharie Valley corridor as an important open space in the State. Relevant text from the NYS Open Space Plan includes:

*“SCHOHARIE VALLEY CORRIDOR {56.} - The Schoharie Valley Corridor is one of the oldest settled landscapes in the state and a setting of dramatic scenery and significant agricultural production. Some of the highest priority areas for protection are located from the Town of Esperance south to Gilboa, as well as along the Schoharie Creek and its tributaries throughout Montgomery and Schoharie counties. Of particular concern is conserving farmland throughout the valley; preserving Native American archaeological sites and the remains of pre-Revolutionary War forts; and protecting the narrow band of karst formations and associated water reserves that extend through the north portion of this area. Within this band are a number of larger cave systems that support hibernating bats; protection of these caves will directly contribute to the management of recreational caving and, therefore, help to control the spread of white-nose syndrome. Finally, protection of trail corridors and greenways in support of local trail initiatives, such as a current proposal extending from SUNY Cobleskill to Richmondville, will provide an important recreational complement to this area.”*

Since the 2014 NYS Open Space plan was developed, Schoharie County, with assistance from SALT, has begun a feasibility study to develop a trail through the valley from Esperance to Blenheim, including through the Village of Schoharie. This LWRP Waterfront Recreation Assets Plan has as one of its foundational goals to specify how plans for trails and pathways within the Village can connect to that county-wide trail for enhanced recreation and economic development within the Village.

### **Zoning, Local Laws Related to Waterfront, Recreation, Cultural Resources and Community Character Design Standards**

See Appendix B for additional information about the Zoning. Currently the entire waterfront of the Schoharie and Fox creeks are included in the Agricultural zoning district of the Village. This zoning designation was designed with recognition of the floodplain in that area, and thus development is severely limited. In the designated floodway (See Flood Hazard Map) all commercial and residential development and areas where the flood zone ground level is five feet below flood level are prohibited. While the law does provided for some development potential, it does not adequately address recreational and open spaces uses that would be compatible with the floodplain.

#### Issues

- The allowed uses in the Ag zoning district along the Creeks is restrictive because of the floodplain, but does not address waterfront uses that could be compatible.
- Local plans and laws do not encourage or require any public access, waterfront enhancements, or streambank improvements when development does take place along the Creek.

#### Opportunities

- Update zoning to create a waterfront district that allows recreational uses and minor infrastructure to support those uses (See Appendix C for details). Reconfigure the existing agriculture district into three districts as follows.
  - Create a waterfront district (see Future Zoning Concept Map) to include the riparian area along the creek and 200 feet beyond the creek. This would be the most restrictive



area but still allow for agriculture, recreational, and other low impact uses. This would be the most restricted district.

- Create a new floodway/agriculture district beyond lands in the waterfront area to extend to the end of the mapped floodway. This area would allow for many of the same uses as allowed in the current agricultural district but with an amended use schedule and development standards compatible with the floodway and to encourage recreational and agricultural uses.
  - Beyond the floodway, but within the 100-year floodplain, maintain the agricultural district that allows for appropriate uses and development standards suitable for 100-year floodplain.
- Expand allowable uses and strengthen the development standards for uses in the Agriculture District to offer growth opportunities in a manner cognizant of the floodplain.
  - Implement a complete streets program as per the plan within the Village.
  - Construct new sidewalks to connect the Fox Creek Park, Old Stone Fort, and Palatine House/Lasell Park to existing sidewalks and to new pathways to be created.
  - Enhance gateways and Main Street as per the Main Street/Gateways Plan.
  - Ensure that sidewalks and pathways in the Village connect to trails that may be part of future Schoharie County trail planning projects.

## Land Ownership Patterns, Including Underwater Lands

The majority of land immediately adjacent to the Schoharie Creek is owned by a limited number of landowners (about 11). These lands are used almost exclusively for agricultural purposes now. Along the Fox Creek, a large block of land is owned by a nearby farm based in the Town of Schoharie.

The 'Island' is a 24 acre land mass formed by an ox bow of the Schoharie Creek. While not within the boundary of the Village of Schoharie, it is on the eastern side of the Schoharie Creek (See Flood Hazard and Aerial Photograph maps). The largest part of the "island" is owned by the Schoharie Land Trust (14.6 acres). Although not currently developed or publicly used, the Schoharie Land Trust has indicated interest in considering proposals that may enhance public use of that area. The remaining land on the "island" is owned by two other landowners, one of which is part of a parcel located across the Creek.

The remaining lands along the Fox Creek include Fox Creek Park (5.85 acres), Village of Schoharie owned land (2 acres) being developed as the Lily Park, and a private residence across the street. The Old Stone Fort Museum complex is not immediately adjacent to the Fox Creek, but is not far from it and is a significant cultural, historical, and recreational land use in the northern end of the Village (See Property Class Map).

### Issues

- Access to the creek is limited to the Fox Creek Park.
- No public roads, pathways, or easements currently exist to allow public access to the Schoharie Creek.

### Opportunities

- An arrangement with the Schoharie Land Trust portion of the 'island' could be developed to allow for public use of those lands along the Creek.
- Several locations (See Future Connections Map) could provide for public access to the Creek.

- There is a possibility to develop a trail/pathway along the Schoharie Creek.

## Public Access and Recreational Resources

**Public Access for Boating and Fishing:** Public boat access points to the Schoharie Creek are located about 5 miles downstream in Middleburgh just south of the Route 30/Route 145 bridge, at Mine Kill State Park on Route 30 about 5 miles further south of the Village of Middleburgh, and north of the Village of Schoharie in Central Bridge. In Central Bridge, there is hand launch facility off NY Route 7 on the east side of the bridge, and off NY Route 30A about 1.25 miles north of the Central Bridge hamlet just up from the Cripplebush Road junction. Small parking areas are available at the Central Bridge locations.

**Fox Creek Park:** Fox Creek Park is owned by the Village and is located along the Fox Creek just upstream from where it meets the Schoharie Creek. Baseball, picnic tables, a pavilion, and in the winter, ice skating, are amenities provided at the park. Restrooms are provided seasonally with port-a-johns. The Schoharie Little League maintains the three ballfields adjacent to the main park along with a batting cage and clubhouse. A water supply and septic system serves the Little League Field. The picnic pavilion has lighting but there are no other lights available, which has limited some uses. The Schoharie Promotional Association, which sponsors the ice skating rink in the winter arranges for portable lights for night-time skating.

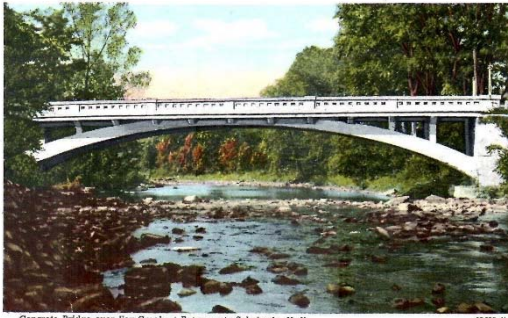
There is good access to the Fox Creek through the park but it is not highly developed. It is basic pedestrian access from the parking lot to the streambank. The Schoharie Promotional Association has recently created a gravel pathway from the northern end of the Fox Creek Park, under the Route 30 Bridge to link with and to provide access from that side of Route 30 to the proposed Lily Park.

**Lily Park:** The Schoharie Promotional Association is a leader in promoting the Village, and provides year-round recreational and cultural events for residents and visitors alike. In addition to sponsoring multiple activities and events and the ice skating rink at Fox Creek Park, they are working with the Village to develop a 1.7 acre piece of Village-owned land along the Fox Creek as a Lily Park.

Currently in the development stage, the Lily Park will contain a walking trail, benches, lily gardens, and quiet reflecting areas for public use. The Lily Park will be accessible from the Fox Creek Park via the under-Route 30 Bridge pathway and from the entrance near the Covered Bridge at the end of Fort Road. Parking for the Lily Park will be available at the lot located just off Route 443 near the Route 30/443 intersection. It is a prime waterfront location and has the potential as an economic development catalyst as the Village hopes it will attract weddings, and other similar events there.



**Covered Bridge:** The current bridge (right picture) was built in 1982 by the \_\_\_\_\_ and follows the “old Route 30” road. It replaced an original concrete bridge (left picture).. The Covered Bridge is a highly valued scenic location in the Village and is one of the few places where pedestrians can view the Creek. Although there is no creek access at the bridge, the nearby Lilly Park is being planned along the waterfront just west of the covered bridge.



Concrete Bridge over Fox Creek at Entrance to Schoharie, N. Y. 65022-11



**Old Stone Fort Museum Complex<sup>6</sup>:** The Old Stone Fort Museum Complex celebrates and preserves the rich, historic legacy of New York's beautiful Schoharie Valley. Buildings include an early 1700s home, a 1780s Dutch barn, a 1830s law office, and a 1890s one-room schoolhouse as well as the 1772 stone church that was fortified and attacked by British forces in 1780.

The Old Stone Fort was built in 1772 as a church. During the American Revolution, it was fortified by enclosing the stone church within a wooden stockade. In 1780 the fort was attacked by an army of 800 Loyalists and Indians. The building is now owned by Schoharie County.

The Schoharie County Historical Society has been operating the Fort as a museum for more than 125 years, preserving it and other historic structures. The Society has a collection of more than 50,000 artifacts related to the history of Schoharie County; maintains a research library and a local genealogy collection; publishes a semi-annual local history magazine; and offers a wide range of educational and recreational activities.

**Schoharie Colonial Heritage Association (Railroad Museum/Depot Lane and 1743 Lutheran Parsonage/Palatine House)<sup>7</sup>:** The SCHA is a non-profit, volunteer organization dedicated to acquiring and preserving historical sites in and around the Village of Schoharie. Their main goal is to restore such sites and make them available to the public for educational and cultural enrichment.



**Palatine House:** One of their first projects was the restoration of the oldest existing buildings in Schoharie, the 1743 Palatine House. Also known as the Old Lutheran Parsonage, the Palatine House is listed on the National Register of Historic Places, and was one of the few frame buildings spared when Brandt raided Schoharie during the Revolutionary War and burned the village to the ground. The Association has also acquired and restored abandoned buildings on Depot Lane in Schoharie. The buildings had not been in use since the demise of the Middleburgh and Schoharie Railroads.

<sup>6</sup> Information from the Old Stone Fort's website at: <http://theoldstonefort.org/our-museums/old-stone-fort/>

<sup>7</sup> Information from the Schoharie Colonial Heritage Association website at: <http://www.schany.org/index.html>

For several years now SCHA volunteers, with the aid of New York State Department of Parks, Recreation & Historic Preservation and O'Connor Foundation Grants, have worked to develop the Station House, Freight Shed, Engine House, Weigh Station and the Old Mill Building into a historical complex - The Schoharie Valley Railroads Museum.



**Railroad Museum:** In 1974, SCHA transported the last remaining vehicle of the Middleburgh and Schoharie Railroad to Depot Lane from the Middleburgh flats where it had been since 1936. The restored 1891 passenger car is now on display for visitors along with a restored 1917 wooden caboose donated to the organization by the Bridgeline Historical Society. In addition, SCHA was able to transport two period box cars and a flatbed to the site. The museum also includes a 1920 scale model of buildings, cars and terrain of the area served by the Middleburgh

and Schoharie Railroad.



**Children's Theater:** Summer youth programs have been sponsored at the renovated Borden Creamery – Depot Lane Theater for many years. The Depot Lane Theater is a small “black box” stage located on the second floor of the old creamery building and is an integral part of the Depot Lane Complex. It is just one of many local historic sites that Schoharie Colonial Heritage Association has renovated and makes available to the public for cultural and other community events.

**Depot Lane Singers:** The Depot Lane Theater -The original site of a Borden Creamery now hosts the Fall Antique Show, the Holiday Craft Show and is also the rehearsal hall for the Depot Lane Singers and for the Children's Summer Theater & Music Camps.



**Lasell Park:** Lasell Park was created when Josiah and Jennie Lasell deeded the land to the Lasell Park Association of the Village of Schoharie in 1884. In 1897, the park was deeded to the Village of Schoharie. Now a 7.6 acre Village-owned seasonal park overlooking the Village of Schoharie, the site offers picnic tables, a new 60-by-20-foot picnic pavilion, heavy-duty, professional-grade charcoal grills, and several custom-sized picnic tables. In early 2012, Lowe's Charitable and Educational Foundation awarded a \$24,000 Lowe's/Skills USA Community Rebuilding

Grant to Career & Tech for repairing the park (along with Fox Creek Park and the Schoharie Cemetery). At Lasell Park, the students also repaired roads damaged in the fall 2011 hurricane and subsequent tropic storm, cleared downed trees and brush, and built benches. The park is not on the waterfront, but is an important recreational resource in the Village.

**Schoharie Cemetery:** The Cemetery covers area of 13.6 acres and is very rich in the history of Schoharie, as many of Schoharie's earliest settlers are laid to rest here, dating back to the 1700s. The Schoharie United Presbyterian Church is responsible for maintenance, care, and selling of lots. The Lutheran Cemetery Association is charged with the oversight of the cemetery. In addition to the historical nature of the Cemetery, the many gravel drives and informal pedestrian connection to the Palatine House and to Lasell Park make the cemetery an important cultural resource in the Village.

**Schoharie Central School:** SCS serves the entire Village of Schoharie and adjacent towns. In addition to the school itself, the School District maintains tennis courts, a track, outdoor basketball hoops, playground, and soccer/baseball fields. Although the primary use of these facilities are for the school, the public can and does use these facilities outside of school hours.

**Schoharie Community Pool:** The community pool on Spring Street serves the Village of Schoharie, Town of Schoharie and Town of Wright communities. It provides American Red Cross certified swim lessons, open swim hours, splash aerobics, and the Wavemakers swim team during the summer. It includes the main pool, a kiddie pool, and bathhouse.

**DAR Lasell House:** Built in 1795 by Johannes Lawyer as a tavern. After his death, the tavern sold several times and was purchased by Chester Lasell. In the 1850's an addition was added at the rear of the building to house female students attending the Schoharie Academy. In 1913, the heirs of Josiah Lasell gave the property to the Schoharie Chapter, National Society, Daughters of the American Revolution. The Schoharie Free Library, founded in 1916, was housed on the second floor until 1963. The Schoharie DAR Chapter is still active today. After the massive destruction as a result of Hurricane Irene in 2011, the house has been restored to its previous colonial feel and elegance. The building and grounds are used for many community activities, as well as for DAR meetings.

**Mary Beatrice Cushing Library:** The Schoharie Free Library was founded in 1916 by a group of women from the local chapter of the Daughters of the American Revolution. It obtained its charter from the State of New York in 1927 and became an Association Library in 1959. Also in that year, the Library joined the Mohawk Valley Library Association (MVLA). In 1963, the weight of the books was damaging the DAR Hall and a fund drive to buy a new home for the Library was begun by the Schoharie Kiwanis Club, the Schoharie Rotary Club and others. Mr. James Cushing donated the money to buy the Miers house and the Library was called the Mary Beatrice Cushing Memorial Library in honor of his deceased wife.

The Library has survived many challenges including a tornado in 1989, a fire in the Carriage House in the back yard and significant floods in both 1995 and from Hurricane Irene in 2011.

The library participates in the automated circulation system common to both MVLS (Mohawk Valley Library System) and SALS (Southern Adirondack Library System).

An addition and renovation project created a beautiful new Children's Area and an elegantly redecorated interior.



**Healthy Street Benches:** In 2013, the Village received funding from the Schoharie County *Creating Healthy Places* to place street benches at various locations throughout the Village. Local artists worked to paint local scenes on each bench. The *Creating Healthy Places* program is no longer funded (2015) but was a grant initiative funded by the New York State Health Department to prevent obesity, type 2 diabetes and other chronic diseases in Schoharie County. The grant was awarded to SUNY Cobleskill and 22 other locations around New York State in 2010. The goal of the grant was to implement sustainable policy, systems, and environmental changes in communities where people live, work and play. The grant works to increase physical activity. The Resources and Inventory Map shows the locations of these benches.

**Planned Historic Walking Tour:** After the flood from Hurricane Irene, the Village of Schoharie developed a long-term revitalization strategy. As part of this effort, a committee was initiated to start implementing projects identified in that Plan. One of these projects is development of a historic walking tour. Initial planning has been developed and over 60 historic homes and buildings have been identified that would form points of interest in a walking tour of the Village. It is anticipated that this project would promote tourism, historic education and appreciation, and healthy, outdoor activities. It will appeal to those interested in heritage tourism and builds on the Old Stone Fort, Palatine House, Railroad Museum and other historic destinations in the region.

**Sidewalks:** The Resources and Inventory map shows current locations of sidewalks within the Village. Many areas lack sidewalks however. Of important note is that no sidewalks connect the village Main Street and residential areas with critical recreational and cultural features. Critical sidewalk sections that are missing include:

- Up Spring Street past the pool to the Palatine House
- Beyond the historic stone house ('Swartz Tavern') area to the Old Stone Fort Museum Complex
- Beyond the historic stone house ('Swartz Tavern') area to the Fox Creek Park
- Beyond Guernsey's Nursery on Bridge Street to the Schoharie Creek
- Along Orchard Street
- Along Depot Lane

**FEMA Buyout Properties:** When a property or a neighborhood experiences repeated flooding, costs for the property owner, the community and the state can escalate rapidly. The State and federal governments have acted to intervene after a flood by offering voluntary buyout programs to homeowners in neighborhoods that have been subject to repeated flooding. In the Village, three properties have been acquired by the Village through the FEMA Buyout Program (See Resources and Inventory Map.) These properties result in a permanent, flood hazard mitigation program. Willing sellers can participate in the program (it is a completely voluntary program). Once purchased, the homes are demolished and the property is permanently designated as open space. These spaces offer new opportunities for open space and low-impact recreational spaces in the Village.

**Old Fire Station Property (Grand Street):** After the flooding from Hurricane Irene, the fire station on Grant Street was vacated by the Fire Department when they moved to the former Millers Tractor location on Fort Street (outside of the floodplain). The Fire Department is currently working with FEMA for funding a new fire station at the new location. At this time, plans for the old fire station location are unknown. However, the community has identified that location as a prime central location for a community park/recreational resource such as a playground, basketball court or other opportunities that would not require buildings or other structures.

#### Issues

- Pedestrian access is very limited due to lack of connected sidewalks. This is especially true for Fox Creek Park, Lasell Park, and the Palatine House.
- There is a lack of amenities at Fox Creek Park.
- Lasell Park is underutilized.

- There is a lack of unified signage and wayfinding to help people know of and find some of these resources.
- There is separation between these recreational resources and the creek.
- There is a lack of visual access to the Schoharie Creek.
- The pull off along Route 30 which could offer a significant view of the Village and valley is overgrown and largely blocked.
- There is a lack of funding for needed infrastructure improvements to link these resources better.
- There is no safe crossing over Route 30 from east to west side. With no crosswalk or sidewalk, that end of the Village is essentially cut off from any kind of pedestrian access.
- Low water flows at certain times of the year limit canoe and kayak opportunities.

#### Opportunities

- Additional sidewalks, especially to the Fox Creek Park could be built.
- A local business/creek connection could enhance positive use of the creek for recreation and business development.
- A small, low-impact pocket park could be developed along with the South End Drainage project on one of the FEMA Buyout properties.
- The Bridge Street FEMA Buyout property could be developed with low-impact parking, kiosk, trailhead and other creek access facilities.
- At least some landowners are open to discussion of use of Creekside lands for trail development.
- Other properties may be available to promote creek access.
- WiFi facilities could be made available for Main Street and at Fox Creek Park.
- Improve the informal trail recently placed under the Route 30 Bridge to connect the Fox Creek Park and Lily Park so that it can withstand high water in Fox Creek.
- Work with the New York Power Authority to explore feasibility of controlled releases of water.

## Infrastructure (I.E. Water Supply, Sewage Disposal, Solid Waste Disposal, and Transportation Systems)

**Water Supply:** The Village water supply and treatment system consists of two (2) Springs, a Raw Water Holding Pond, and a Filter Plant with a capacity of 250,000 gpd. The distribution system includes a 500,000 gallon storage tank and approximately 42,000 LF of distribution main.

Current (2015) Average and Maximum Day Demand is 140,000 gpd. Therefore, significant capacity exists to meet new water demands within the Village.

Currently, water service exists adjacent to waterfront areas. At Fox Creek Park, a 2" water service extends to the center of the Park small, within about 200 ft. of Fox Creek. At Bridge St., a water main extends to within 450 ft. of the Schoharie Creek. At Fort Rd., an existing main extends to within 500 ft. of the Lilies of the Valley Park and within 600 ft. of the Fox Creek. However, please note that the new water main for the potential Public Safety Facility will bring a new water main past the entrance to the Lilies of the Valley Park.

**Sewage System:** The Village wastewater treatment system consists of an extended aeration treatment plant with a 325,000 gpd permitted capacity on a high monthly average basis. The wastewater collection system includes approximately 32,000 LF of gravity collection sewers and one (1) small pump station on Fair St that includes 100 LF of forcemain.

Current (2015) High Monthly Average Flow is 150,000 gpd. Therefore, significant capacity exists to serve new locations within the Village.

Currently, sewer service exists reasonably close to waterfront areas. At Fox Creek Park, a gravity collection sewer is located approximately 1400 LF from the center of the Park. Due to the fact that the Park is a low-lying area, a small grinder pump station and force main would be needed to provide sewer service to this area. Fox Creek Park has a septic system currently in place for the Little League facility.

At Bridge St., a gravity collection sewer exists about 450 LF from the Schoharie Creek. As with Fox Creek Park, due to low lying elevations, it is likely that a grinder pump station will be needed to serve this area. At Fort Rd., an existing gravity collection sewer extends to within 600 ft. of the Lilies of the Valley Park and within 725 ft. of the Fox Creek. Due to low lying elevations, it is likely that a grinder pump station will also be needed to serve this area. However, please note that the new sanitary sewer service for the potential Public Safety Facility will bring a new sanitary sewer force main past the entrance to the Lilies of the Valley Park. This new force main near the Lilies Park could be accessed by using a grinder pump system similar to what would be needed at Fox Creek Park.

**Transportation:** State Route 30 is the principal transportation corridor in the Village. Bridge Street (County Route 1A) is a well-traveled route from the Village west to Cobleskill. State Route 443, traveling east from Route 30 just north of the Village is a major connection from the Schoharie area to Altamont and the Capital District Hilltowns of Knox and Berne.

Traffic counts have remained stable to slightly higher over the past five years on the major roads to and from Schoharie. Average Annual Daily Traffic counts from the Route 30/30A intersection to the Village of Schoharie line was 8517 vehicles in 2013 (See Figure). Through the Village it was 8229 vehicles on Route 30, and south of the Village, it was 5640 vehicles. There were 2435 vehicles along Bridge Street within the Village boundary and 1537 outside the Village boundary. There is public transportation available through the County system, but it is mostly within in the County and limited to the rest of the Capital District.



**Wifi/Internet/Cell Service**



According to the New York State Broadband map ([www.broadbandmap.ny.gov](http://www.broadbandmap.ny.gov)), the Village of Schoharie is served by Middleburgh Telephone (wired services), Time Warner Cable, AT+T and Verizon Wireless. About 1/3 of the Village has Sprint wireless service. No fiber optics are available in the Village.

Although these services are available, the wireless services can be intermittent depending on where in the Village one is. Current AT+T service is variable and not strong at the Schoharie Central School campus and that has been identified as an issue for the school. No WiFi services are available for Main Street and that has been identified as a limitation for economic development.

#### Issues

- Lack of fiber optic service
- Weak wireless service
- Lack of WiFi for Main Street businesses for economic development
- Lack of wider-scale public transportation

#### Opportunities

- Strengthen wireless services so that visitors and recreational users in the Village have adequate service
- Provide for WiFi services on Main Street to provide additional economic development infrastructure

## Historic Resources, National Register Sites and Districts, Locally Designated Resources, Archaeological Resources

### **National and State Historic Registers:**

Numerous buildings and areas are listed as historic buildings or districts in the village. National Historic Districts include:

- Old Stone Fort Complex Historic District
- Schoharie Valley Railroad Complex Historic District
- St. Paul's Lutheran Church Historic District (including Cemetery)
- Schoharie County Courthouse Complex Historic District
- Lasell DAR Historic District

Buildings included on the State and National Historic Register include:

- Old Stone Fort and Lower Fort
- St. Paul's Lutheran Church
- Schoharie Cemetery
- Schoharie County Court House
- Schoharie County Clerk's Office Building
- Lasell Hall (DAR Building)
- Mary Beatrice Cushing Memorial Library

Numerous other structures are included on the State Historic Preservation Office database as being eligible for listing. Several others have undetermined status at this time.

**Cultural and Historic Resources Inventory:** As part of the profile work for this LWRP project, the Village Board of Trustees of Schoharie has embarked on a reconnaissance level inventory of historic structures in the Village. With support from the Preservation League of New York, funding has been acquired to complete a full inventory to identify, describe, and collect data on all historic resources in the Village. That work was initiated in the Fall of 2015 and a summary of those results are in Appendix D of this plan. This inventory will provide identify and provide information needed to aid future listing of other structures on the State or National District Registers, and in the potential designation of any additional historic districts in the future.

#### Issues

- There is a lack of signage, marketing, and recognition of historic resources.
- Additional historic resources exist in the village that could benefit from national and state historic district listing.
- Lack of historic district listing means landowners can't take advantage of historic tax credits that are available.
- There is a lack of knowledge or understanding of the historic district program.

#### Opportunities

- The Village can promote additional state and national historic district listings by individuals.
- The Village can promote creation of a historic district to protect historic resources and to promote heritage tourism activities in the Village.
- Sidewalks and new pathways can link the recreational and cultural resources, businesses and historic structures together to benefit the community.
- The Schoharie Central School can take advantage of the historic resources in the Village to support their curriculum.
- Fully implement the proposed Schoharie Historic Walking Tour.

## Scenic Resources

**Scenic Locations from the Village:** Scenic resources in the Village include both the natural and the built environment. Most locations within the Village are scenic given the traditional neighborhoods, Main Street, and numerous historic structures found throughout the Village. Schoharie is highly regarded for its visual community character as well as for the beauty of the valley. Scenic resources and community character have long been considered and planned for by the community. The Village's first comprehensive plan in the 1960's have scenic beauty as a significant feature to maintain and plan for. In addition to the general scenic beauty of the Village and the Schoharie valley, the following locations have been identified in particular:

- Views of the 'Cliffs' of Terrace Mountain from Letterman Lane
- Views of the cliffs at eastern village boundary
- Fair Street and Bridge Street looking north and south to the Schoharie Valley across the agricultural fields
- Views from bridge on Bridge Street looking north and south along the Schoharie Creek
- Views from Lasell Park looking over the Village and the Valley
- Views south, from the FEMA Buyout property on Rainbow Lane

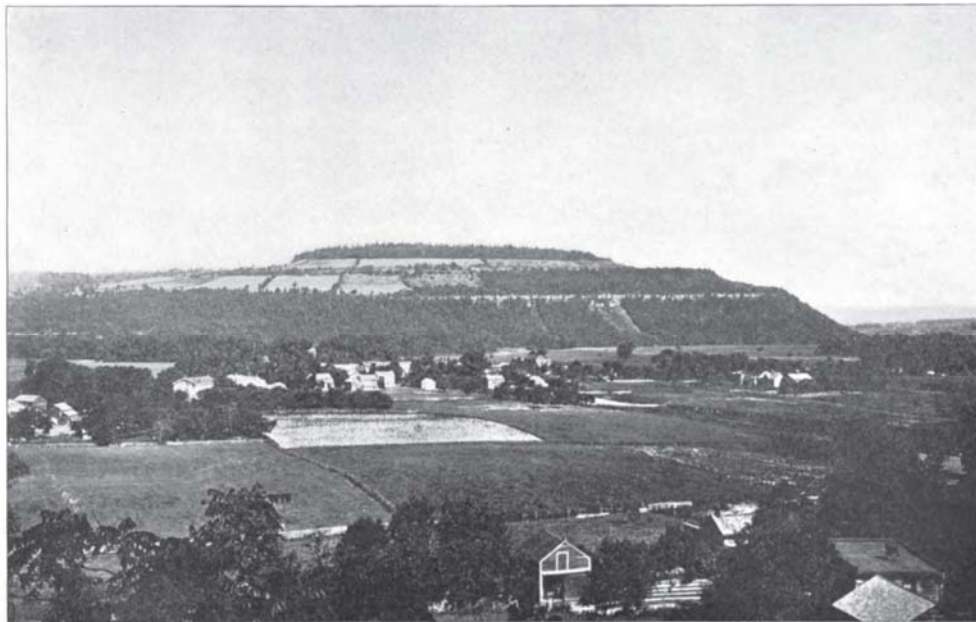
- Old Stone Fort from Route 30 and from Fort Road
- Covered Bridge from the end of Fort Road
- End of Fort Road looking towards the Tory Tavern
- The Old Stone Fort Cemetery 'Sledding Hill'
- Route 30 bridge looking east to the Covered Bridge
- Upper portion of the Schoharie Cemetery
- Route 30 pull-off at 'The Rocks' (now with trees grown up, but with a significant view of the Village and Valley)

#### Issues

- Some historic viewpoints areas are overgrown (Lasell Park, southern end of Route 30/Village line (The Rocks)).
- There is limited visual access to the Schoharie Creek.
- The beauty of the Village setting in the Schoharie Valley is not marketed or promoted enough.

#### Opportunities

- Create trails along the creek to offer visual access to the waterfront.
- Conduct strategic brush clearing and tree pruning at "the Rocks".
- Include opportunities for viewing and recognition of those views from the FEMA Buyout properties.
- Promote the beauty of the valley and Village in all brochures, websites, and signs.



West hill or Terrace mountain from Lasell park. Schoharie valley in the foreground

Figure Photo looking at Terrace Mountain from Lasell Park, 1906

## Water Quality (Point and Nonpoint Sources)

**Overview.** Generally the water quality in the portion of the Schoharie Creek in the Village is good. The portion of the Schoharie Creek in and around the Village of Schoharie is classified as a Class C water by New York State. Water quality is considered to have minor impacts due to silt/sedimentation and streambank erosion. The habitat and hydrology of the streams are known to be stressed in some locations. Sedimentation and lack of a well-developed riparian area of natural vegetation along the creek are considered to be contributors to nonpoint sources of pollution. The Fox Creek and the minor tributaries to the Schoharie Creek are not on any NYS Priority Water List and are not known to have any known water quality impacts.

According to water quality reports from DEC, “natural resources (fishery) habitat in Lower Schoharie Creek is affected by hydrologic modification and silt and sediment loadings. Much of the impact is a result of the operation of the upstream water supply reservoirs. Stream flow is significantly influenced by operation of the Schoharie Reservoir. Flow from the reservoir is restricted when the dam is not spilling. The lack of flow is a particular problem during the summer when low flow and resulting increase in water temperature affect the fishery. The creek flows through an intensive agricultural (vegetables, grain and silage) valley. These activities contribute sediment loads to the creek. The fluctuating water levels also exacerbate streambank erosion and sediment loadings. Gravel beds are exposed during low flow, but during spring runoff and other high flow events low lying agricultural fields are flooded. During high flows, the creek becomes quite turbid. “(Schoharie County SWCD/WQCC, April 2002):

The stream classification for Fox Creek at this reach is (A) to (B) which designates a drinking water source (Schoharie), to (B) which indicates a best usage for swimming and other contact recreation, but not for drinking water (DEC 2004). A report done by the Schoharie County Soil and Water Conservation District for a local landowner for the area of the Fox Creek where it bounds the Village of Schoharie indicated several areas where bank erosion was taking place and where bank stabilization, bank shaping, or re-vegetation would be important streambank management practices to consider. Given that the Fox Creek is a (B) class stream, any disturbance to the bed and banks within this stretch of Fox Creek is going to require permits from both the US Army Corps of Engineers, and the New York State Dept. of Environmental Conservation.

There are many resources and organizations available to support stream-related assets in the Village. These include the Schoharie County Soil and Water Conservation District, Schoharie County programs, the Schoharie County River Center, Schoharie Central School (Agriculture and wildlife education courses), SUNY Cobleskill (Fish and Wildlife education degrees), Schoharie County Conservation Association, and others.

**Nonpoint Sources.** Nonpoint sources of pollution within the Village come mainly from agricultural and stormwater runoff. Beyond the village, agricultural and stormwater runoff remain the primary source of nonpoint water pollution.

**Point Sources.** There are no point sources of pollution in the Village of Schoharie.

### Issues

- Streambank erosion
- Low water flow or inconsistent water flow

### Opportunities

- Streambank restoration projects that improve habitat and reduce erosion.

- Open up Fox Creek to swimming opportunities even with a small swimming hole.
- Coordinate more programming with the Schoharie River Center, SUNY Cobleskill, Schoharie High School, and the Soil and Water Conservation District.

## Natural Resources (Topography, Geology, Soils, Flooding and Erosion)

The topography in Schoharie ranges from about 600' to over 700'. It has been largely influenced by past glaciers and the formation of the Schoharie and Fox creeks. Schoharie is part of the glaciated Allegheny Plateau. Significant areas of limestone geology exist in and around the Village. Numerous caves, sink holes, sinking streams, and other karst features can be found nearby in the towns of Schoharie and Wright.

A large portion of land in the Village has the flat topography typical of a floodplain. However, steep slopes and cliffs dominate the eastern and western boundary of the Village. The eastern boundary of the Village is a steep rock escarpment rising from 600' to about 780'. The cliffs have formed because they consist of Manlius and Coeymans limestones which are more resistant to erosion. These cliffs are also where the mining takes place both within the Village and to the south in the towns of Schoharie and Middleburgh. Valley soils are very fertile and well drained but are subject to flooding.

### Issues

- Repeated flooding of the Schoharie and Fox Creeks
- Mining activities in the limestone cliffs and expansion of mining in and near the Village.

### Opportunities

- Development of zoning regulations that allow for more land uses within the Village that are also compatible with the floodplain.
- Streambank enhancements could stabilize banks, reduce erosion, and improve habitats.

## Significant Fish and Wildlife Habitats

Schoharie Creek flows for 86 miles through three counties before entering the Mohawk River at the Village of Fort Hunter. The upper 27 miles above Schoharie Reservoir, all in Greene County, are considered trout water, with a fish barrier dam at mile 60. Below the reservoir, Schoharie Creek is considered warm water with bass and walleye. Wild trout exist throughout the Greene County portion of Schoharie Creek, but are not abundant except for the headwaters: the upper 4 miles of the stream. Many of the small tributaries contain brook trout. Upper reaches of the Schoharie Creek from Prattsville are stocked with brown trout on an annual basis. However, no fish stocking occurs within the Village of Schoharie boundaries or vicinity.

There are no DEC identified critical or rare habitats within the Village of Schoharie. A 2006 through 2009 survey by the Schoharie County Soil and Water Conservation District identified the following fish species in the Fox and Schoharie Creeks. (These are not necessarily found in the Village sections of the Creek.)

### **Fox Creek:**

Sunfish Family	Cutlip Minnow	Common Shiner
Rosyface Shiner	Spotfin Shiner	Bluntnose Minnow
Eastern Blacknose Dace	Longnose Dace	Creek Chub
Fallfish	White Sucker	Rock Bass

June 2016

Bluegill  
Rainbow Darter  
Logperch

Smallmouth Bass  
Fantail Darter  
Walleye

Greenside Darter  
Tessellated Darter

**Schoharie Creek**

Emerald Shiner  
Rosyface Shiner  
Fathead Minnow  
Creek Chub  
White Sucker  
Brown Bullhead  
Rock Bass  
Bluegill  
Greenside Darter  
Yellow Perch  
Slimy Sculpin

Bridle Shiner  
Spotfin Shiner  
Eastern Blacknose Dace  
Fallfish  
Northern Hog Sucker  
Margined Madtom  
Redbreast Sunfish  
Smallmouth Bass  
Fantail Darter  
Logperch

Common Shiner  
Bluntnose Minnow  
Longnose Dace  
Longnose Sucker  
Shorthead Redhorse  
Brook Stickleback  
Pumpkinseed  
Largemouth Bass  
Tessellated Darter  
Walleye

The game species that have the highest economic value from a recreational standpoint are:

Brown Trout  
Sm Mouth Bass  
Lg. Mouth Bass  
Brown Bullhead

Brook Trout  
Yellow Perch  
Rainbow trout

Walleye  
Bluegill or Pumpkinseed  
Rock Bass

Fishing is allowed on Schoharie Creek from the Schoharie Reservoir downstream from the 3<sup>rd</sup> Saturday in June through November 30. The minimum allowed length is 10 inches with a daily limit of 5. From December 1 through the beginning of the regular fishing season, DEC has set a catch and release with artificial lures only requirement.

Issues

- Limited public access to the Creek limits fishing opportunities.
- Low and fluctuating water flows affect stream ecology and fisheries.
- Along the Village portion of the Schoharie Creek, shallow conditions and warm water limits habitats for trout.

Opportunities

- Provide enhanced educational materials about fishing, the fisheries, and stream ecology. Partner with the Schoharie River Center to accomplish this.
- Additional access from trails, stream banks and docks will enhance appreciation and recreational use of the creeks for fishing and bird watching. Local businesses could be enhanced through offering fishing equipment, canoe or kayak rental, bird watching trips, etc.
- The Schoharie Central School can take advantage of creek resources in the Village to support their curriculum and to partner with the Schoharie River Center.

## Important Agricultural Lands

Approximately 467 acres of land in the Village of Schoharie (44%) is used for agricultural purposes. These include almost all the lands located within the 100 year floodplain of the Schoharie Creek. While these lands are not included in a Certified New York State Agricultural District, they are very productive farmlands critical to the regional farm economy and they also contribute to the unique character of the Village. Farmlands are currently used for corn, hay and nursery crops. Historically, valley lands were dominated by hops. There is not a well-developed riparian area along the creek that serves to slow and absorb floodwaters and filter sediments and pollutants.

### Issues

- There is currently limited access through these lands to the Schoharie Creek and the large expanse of land between the developed portion of the Village and the Creek removes the waterfront as more of an integral part of the Village landscape and economy.
- Agricultural lands occupy most of the floodplain areas of the Schoharie Creek. This is beneficial in that development in these vulnerable areas is limited, but agricultural activities can contribute to sedimentation of the Creek.
- Agricultural activities come close to the stream bank due to a lack of well-developed riparian areas along the creek

### Opportunities

- The abundance of agricultural land uses has maintained large areas of open space and rural landscapes. Schoharie could promote this agricultural aspect better through zoning changes that would allow for a variety of ag-related businesses such as wineries, distilleries, breweries, etc.
- Local businesses on Main Street should take advantage of the creek and the agricultural lands better through promotion of local foods, the Schoharie Beverage Trail, and the Cuisine Trail. There are opportunities to partner with SUNY Cobleskill in each of these ventures.
- Agriculture is a land use that is an appropriate one for a floodplain area.
- Tree and other vegetation could be planted or allowed to grow in an expanded area along the streambank to improve the ecology of the stream.
- There are opportunities to increase public access to the creek without negatively affecting the ability to continue farming these areas.
- Coordinate with Cornell Cooperative Extension, SUNY Cobleskill agriculture programs, Schoharie High School FFA and agriculture courses, tourism efforts such as the Schoharie County Beverage Trail, and others.

## Environmental Issues (Hazardous Waste Sites, Solid Waste, Etc.)

There are no hazardous waste sites or solid waste disposal areas located within the Village of Schoharie.

## Regional Setting and Community Characteristics

**Demographics:** The 2010 US Census and the estimates for the 2013 American Community Survey offer data that characterizes the demographics of the Village of Schoharie<sup>8</sup>. The long-term effects of the 2011 flooding from Hurricane Irene have deeply affected the Village. It has been experiencing a decline in

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<sup>8</sup> Note that the American Community Survey is an estimate only and the margin of error for data in the Village of Schoharie is large – over 177% margin of error for some data. Thus, caution must be exercised when using this estimated data to fully characterize the demographic trends in the Village.

population, an increase in median age, a decrease in the number of school-aged children, an increased vacancy rate, an increased number of housing units used as rentals instead of owner-occupied units, increases in the number of low/moderate income households, and decreasing income levels of residents over the past few years (See Table ). Both the Town of Schoharie and Schoharie County have experienced similar declines. The data indicate that the Village has not recovered.

<b>Demographic</b>	<b>2010</b>	<b>2013 ACS*</b>
# of low/moderate income households	52.7%	65.8%
Population	922	900
Population aged 19 years or younger	16.3%	10.7%
Population aged over 65 years	21.1%	29.2%
Median Age	52.5 years	46.3 years
Total Housing Units	482	544
Occupied Housing Units	437 (90.7%)	446 (82%)
Vacant Housing Units	45	98
Owner Occupied Housing Units	50.8%	54%
Renter Occupied Housing Units	39.8%	46%
Median Gross Rent	\$665	\$777
Median Home Value	\$153,200	\$138,800
Median Household Income	\$49,643	\$35,139
Median Family Income	\$80,156	\$79,375
Per Capita Income	\$28,258	\$28,364
Poverty Rate of All People	7.9%	10.4%
Gross Rent that is >30% of Household Income	43%	41%

*ACS- The American Community Survey is an estimate of census data collected by the US Census Bureau.*

Issues

- The demographic trends show the challenges that Schoharie faces:
  - Schoharie has lost population.
  - There has been a decline in the number of young residents and an increase in the number of senior citizens.
  - The number of vacant houses (including rentals) has increased, due to Hurricane Irene and re-habilitation of some structures has been slow.
  - Rents are increasing and incomes of households decreasing.

Opportunities

- Increased recreational opportunities and access to the waterfront will add a new dimension to the Village that will enhance the quality of life and attractiveness of the Village.
- Provision of recreational facilities for young children will attract more families to the Village.



## Navigation and Dredging Issues

The Schoharie Creek and Fox Creek are only navigable by small canoe and kayak due to their shallow depths. During dry conditions, some sections of the creeks are not navigable.

### Issues

- The creek is hard to navigate due to inconsistent water flows and shallowness.

### Opportunities

- With adequate signage, education, and promotion, navigation issues could be overcome so that visitors to the creek know ahead of time local conditions to adequately plan for their trip down the creek.
- Creation of a small swimming hole at the Fox Creek Park may be feasible through minor dredging combined with stream restoration work.

## Summary of Public input and Findings

### Building on the Long-Term Recovery Plan and NY Rising Public Input

The community has been very engaged in revitalization efforts since the 2011 flooding from Hurricane Irene. Public input gained from the long-term community recovery planning effort and the New York Rising planning process offer much insight into the vision and goals for the waterfront, recreation and economic development. This Waterfront Recreational Assets plan builds on the public input from those 2013 – 2015 efforts.

Relevant features learned from these previous planning efforts to be incorporated into this plan are:

- Recreational-oriented businesses were considered to be very important by 36% of the survey participants and somewhat important by 46%
- 47% felt that the quality of recreational opportunities in the Village were fair, 41% said they were poor, and only 8% said they were good
- Better connections to the creeks for boating were needed along with increased fishing opportunities
- Trails for biking and hiking were the most frequently mentioned recreational need along with a playground for young children
- Promotion of outdoor oriented recreational opportunities was an important part of the vision residents have for the Village

### First Public Workshop

During June 2015, the general public was invited to a workshop to discuss the project and identify recreation, waterfront and related revitalization needs and vision. The following summarizes the input received from the public:

#### Needs

- Lack of physical and visual access to the creeks
- Bike and hike trails
- Basketball court(s) and Tennis court(s)
- Skateboarding/Rollerblade park
- Dog-park with doggie bag station
- Playground for small children
- Youth-oriented facilities
- Indoor playground
- Access for fly fishing
- Bike racks
- Cross-Country Skiing locations
- Upgrades at Fox Creek Park including landscaping, trails, swimming hole
- Signage showing mileage for walkers
- General signage and wayfinding improvements
- Marketing existing parks better

June 2016

- buyout parcels
- Sidewalk expansions
- Evening-time dining opportunities, café, and places for evening entertainment – music, artistic events, etc

#### Opportunities

- Can county parking lot be used for public? Lighted for night activities?
- Tie in agriculture - Farmers' Market and Antiques – covered stalls (Old firehouse, pavilion?)
- Place Pavilion or playground at old Firehouse on Grand St. (if building has to come down)
- Promote big events that capitalize on seasons, with a theme (weekend-long events) - Festivals
- Creekside trail for multi-users including horseback riding
- Rail trail
- Use of the old firehouse location as a park and greenspace
- Pocket parks for beautification at FEMA
- Use a Kickstarter campaign to raise money
- Offer multiple types of tours, using GPS points and link to old photos
- ID coordinates with GPS markers (e.g, stone markers with GPS info)
- Offer bike rentals (automated, or shared) and bike tours
- Marketing is important, especially to local residents
- Create pamphlets showing public access
- Use I-88 as a marketing tool – 88 reasons to visit Schoharie County
- Historic walking tour

#### Comments about Fox Creek Park

- Ice skating there is a great benefit
- Walk under the Route 30 bridge to connect Fox Creek and Lily Park
- Place stairs at stream bank to access creek
- Good place for a dedicated kayak launch spot
- Expand to offer volleyball
- Have a band stand
- Provide restrooms
- Provide Wi-Fi Services there
- Include a business Kiosk there so people can go to Main Street
- Offer opportunity for businesses (temporary/seasonal) to bring seasonal rentals for boats, food and beverage
- Develop more trails and paths
- Provide Frisbee golf course and fitness course around ball field
- Use part of the area for passive solar

#### Comments about the FEMA Buyout Parcels

- Bridge Street parcel could be good for parking to access Schoharie Creek
- Include a dog park (on drainage project parcels)
- Playground, swing set
- Connect with sidewalks
- Pocket Park amenities

### Opportunities to Link Recreational Amenities Together

- Use hard gravel path that bikes, walkers, horses can use
- Integrate into the proposed County trail
- Incorporate the GPS project with SALT/Lillian Caza
- Extend sidewalk from Poorman's and across Route 30 to Grandpa George's with crosswalk
- Extend sidewalk by Poorman's to Fox Creek Park
- Create path under bridge to Lily Park, loop from Grandpa George side
- Extend sidewalk from Bridge Street to the bridge, and along Orchard Street
- Walkway on the bridge
- Acquire Morcelino property for access
- Map the old railroad line, partially owned by National Grid
- Use Letterman Lane (Road behind sewer plant) with link back to Fox Creek Park
- Sidewalks both sides of Route 30, with crosswalks
- Sidewalks by Library
- Connect pool to Lasell Park and Palatine House
- Depot Lane – extend to creek
- Create easy bike access to downtown
- Form a loop using all these existing and additional connections

### Statewide snowmobile system

- Better incorporate the state snowmobile trail. A local snowmobile club has State funded trails through the village. Snowmobilers need: Access to services, gas, food, restrooms. It could be an opportunity for small businesses. Currently one can't access the Village's downtown. Fox creek Park could be a place for parking, with shuttle to downtown, food

### Other Concerns Raised

- About who will maintain improvements, who will pick up garbage
- About liability
- We want to avoid suburbanization; do not want to see a lot of development
- Currently access to Fox Creek is posted, with no access along Waterbury Road

## Second Public Meeting

A second public was held on March 14, 2016 to present the inventory of resources, vision and goals, and concept maps to the public. As a result of this meeting, the concept plans for the priority projects were fine-tuned to located trails in locations where landowners have given conceptual approval for them, and amenities included in the concept plans were adjusted to meet community needs such as adding fencing or buffers between the park and adjacent residences.

## Third Public Meeting

A final public meeting was held June 2016 to present the full report and concept plans for priority projects and to gain feedback.

## Appendix A: Maps

The following maps support the waterfront revitalization efforts and priority projects proposed in this Plan:

Waterfront Revitalization Area Boundary

Recreational Resource Inventory

Future Connections

Property Class

Land Use Areas - Zoning

Historic Resources

Flood Hazards

Wetlands and Steep Slopes

Aerial Photograph

Land Cover

Conceptual Zoning Map

## Appendix B: Zoning Audit to Identify Changes to Support Waterfront Revitalization and Recreational Plan

In the Ag District and outside the floodway area, the following uses are allowed:

- Agriculture
- Single Family Residences at a density of 1 dwelling per 40,000 square feet; all major subdivisions required to be designed using the Conservation Subdivision design with lots designed in a village/hamlet style. For other building or minor subdivisions, building envelopes are regulated to preserve the maximum amount of open space and placement of structures in a manner most suitable to address flooding issues.
- Educational, Charitable, Religious
- Public Building/Institution
- Bed and Breakfast Inns
- Home Based businesses
- Antique Sales
- Office
- Restaurant
- Nursing Home
- Cemetery
- Open space and parks

The Village also has adopted Local Law #1 of 2004 regulating development in the floodplain of the Schoharie and Fox Creek. The floodplain law regulates development within the floodway and establishes development standards designed to minimize flood damage.

In relation to recreational use and positive economic connections with the creeks, the zoning law currently does not require or encourage waterfront related uses and does not have provisions to encourage or require public access when development does take place.

Other zoning provisions that may be relevant to waterfront, recreation, cultural resources and community character include the following:

- The Zoning designates a local historic overlay district along Fort Road at the Old Stone Fort Museum complex.
- Commercial design standards exist to ensure that new development is consistent with the character of the district and the Village.
- Zoning allows for creation of a Planned Development Area to allow for creative approaches to development of land, provide an efficient and desirable use of open land, promote mixed land uses, and ensure a desirable living and working environment in the Village.

The following is an audit of the current Village of Schoharie Land Use law. The primary purpose of the audit is to identify sections of the law that need to be updated, enhanced or changed to address meeting the vision, goals, issues and needs as outlined in this Plan. This audit could serve as a 'checklist'

for the Village to follow in a future land use law update. Comments correlate to the different chapters, in order of presentation, as found in the Land Use Law.

1. The purpose statements should be updated to reflect additional goals of the Village related to appropriate use of lands for recreational purposes in a manner which also preserves the intrinsic character of the Village and to promote waterfront uses that benefit both the health of residents, and improves the economic sustainability of Schoharie.
2. The Agricultural District can be amended to create the three districts as described and shown in this plan. Chapter 2 (Identification of Land Use Areas) should be updated to include these districts, along with their goals and purposes. Further, the use table should be updated to allow for other commercial uses that are water-enhanced uses, value-added agricultural operations, or other recreation-based commercial operations that would be consistent with the comprehensive plan and benefit economic development in the Village.
3. The Table of Uses should be updated to reflect the three new zoning districts (waterfront, floodway/agriculture, and agriculture) as proposed in this Plan. Include a new section that appropriate provides development standards for campgrounds, and other recreational uses in the Village as recommended in this plan.
4. Regulations and procedures related to the offering of density bonuses should be updated to be in conformance with 7-703 of State Village Law. Maintain the bonus when an applicant provides for public access to the Schoharie or Fox Creek. Consider providing additional density bonuses for development in the floodplain when innovative floodproofing or other sustainable practices are proposed (such as LEED standards). Density bonuses could also be offered for senior housing, use of traditional neighborhood designs, and mixed uses in the central business district.
5. The Density and Dimensional Tables should be updated to include standards as recommended for the three new zoning districts as proposed in this Plan. Further, the lot dimensions should be evaluated and adjusted to be consistent with existing lots in the Village. The 100' maximum road frontage may be too restrictive.
6. The section on floodplain development should be updated to at least include reference to Local Law #1 of 2004, which governs all development in the floodplain. Additional development standards that constitute best management practices for development in the floodplain should also be included.
7. Review the multi-family/mixed use overlay district to ensure its location is consistent with meeting Village needs, and that adequate density is allowed for so as to make such development feasible and practical in the Village. Consider changing this to be a multi-family overlay only and not a mixed use district so that residential neighborhoods are preserved. Mixed uses should be targeted to commercial

areas in the Village. Consider making the area around the old Picture Perfect site as an area acceptable for commercial and mixed use/multi-family location.

8. Update the supplemental regulations to include the development standards for the three new zoning districts as recommended in this Plan.

9. Update the law to address LED signs and the lighting of signs.

10. Update the Performance Standards for Certain Agricultural Uses to reflect that there are no NYS Certified Agricultural Districts within the Village.

11. Update the law to address solar panels and solar farms.

12. Work with the Code Enforcement Officer to identify needed updates to provide for effective enforcement procedures.

13. Review, and update where necessary definitions. Each land use allowed in the Use Table should be defined. Include other waterfront, floodplain, and recreational use terms.

14. Address the use of cul-de-sacs, especially in light of the flooding in the Village and the need to have adequate access.

15. Address uses not anticipated when the original law was developed including use of portable storage devices (PODS), solar facilities, wind turbines, and outside wood furnaces.

16. Zoning should address safety issues as identified by Planning Board.



## Appendix C: Model Waterfront, Floodplain/Agriculture, and Agriculture Land Use Area Regulations

### Waterfront Land Use Area

#### A. Purpose and intent.

(1) The intent of the Waterfront Land Use Area is to maintain the natural functioning of the floodway of the Schoharie Creek and maintain a green, largely undeveloped corridor along much of the Village's waterfront, and to provide a consistent level of protection of the visual and environmental resources within this corridor.

(2) The existing vegetation and future natural vegetation along the Schoharie Creek in this land use area is effective in creating a natural experience for waterfront land owners, small craft boaters, pedestrians, and other waterfront users. In addition, the Village recognizes that a vegetative buffer reduces the velocity and volume of stormwater runoff entering the Creek, increases infiltration, decreases erosion, and protects water quality. Vegetation filters out pollutants, including nutrients from fertilizers used on agricultural fields nearby. Therefore protection of the Schoharie Creek waterfront is critical to its users as well as its ecology.

(3) The specific purposes of this land use area include the following:

- (a) To preserve natural, scenic, and environmental conditions along the Schoharie Creek.
- (b) To preserve open space, woodlands and other green space along the Creek.
- (c) To encourage compatible land uses along the Schoharie Creek.
- (d) To regulate uses and structures along the Schoharie Creek to avoid increased erosion and sedimentation.
- (e) To protect areas of significant environmental sensitivity that should not be intensely developed.
- (f) To allow reasonable uses of lands while directing more intense development to the most appropriate areas of the parcel and community.

#### B. Permitted uses; prohibited uses.

(1) Table 2-6.1 details all permitted uses for this land use area. Agricultural activities, along with trails, landings, docks, transient recreational open space uses, and transient camping activities are specially permitted uses in this land use area. All uses shall meet the requirements of Local Law #1 of 2004 (Flood Prevention), and all uses except for agricultural crops shall require a special use permit and site plan review from the Planning Board prior to construction.

(2) Pursuant to 2-6.2, uses that are not mentioned in the Use table are prohibited. For clarity, the following uses, however, are specifically prohibited within the WF Land use area:

- (a) Junkyards and solid waste disposal or processing facilities.
- (b) Mineral extraction or surface mining.
- (c) Freight or truck terminals.
- (d) Bulk fuel storage.
- (e) Bulk industrial chemical storage or processing.

- (f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.
- (g) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation buffer. The vegetation buffer shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.
- (h) Floatable buildings (not including docks).

C. WF Development regulations.

(1) Riparian area vegetated buffer. Where currently existing as of the date of adoption of this local law, riparian areas shall be maintained with a natural vegetation strip on each parcel or lot within the WF. Removal of vegetation in the WF shall require a special permit in accordance with the following requirements:

- (a) No clear-cutting shall be allowed.
- (b) The vegetation strip may be selectively thinned but no more than 35% of the number of trees six inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period.
- (c) Existing soil and organic matter shall not be altered or disturbed within the WF except in connection with an activity otherwise permitted.
- (d) No structures shall be permitted within the vegetation strip, with the exception of docks, boat ramps, bulkhead, pump houses, utilities, pervious walkways, and elevated walkways which provide reasonable access to the water. Park-related furnishings (benches, picnic tables, pavilions, refuse containers, trails, etc.) and vehicular parking areas shall be permitted, if associated with public recreation areas or public access to the Creek. Appurtenant parking areas should be made of pervious material and/or to the extent possible, placed outside of the WF land use area.
- (e) A significant goal of the WF is to re-form riparian vegetation along the creek. Where there is no preexisting natural vegetation at the time of adoption of this local law, any new development in this land use area that requires Planning Board approval pursuant to this section shall include a buffer that is a minimum of 75 feet in width as measured from the stream bank. Within this buffer, the Planning Board may require additional vegetation to be planted. The plant material should consist of indigenous trees and shrubs.
- (f) There shall be no placement of fill in the WF.

(2) Protection of water quality.

- (a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within the WF Land use area unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.
- (b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.

- (4) Docks and water surface use.
  - (a) Not more than one dock shall be permitted per parcel located within the WF.
  - (b) Multiple boat slips may be clustered.
  - (c) Bulkhead docks or off-channel basins are preferred for permanent docking.
- (5) Agricultural activities.
  - (a) Soil shall not be tilled within 50 feet of the streambank.

### **Floodway/Agriculture Land use area**

#### **A. Purpose and intent.**

- (1) The intent of the Floodway/Agriculture (F/A) Land use area is to maintain the natural functioning of the floodway of the Schoharie Creek and to provide a consistent level of floodplain best management practices that minimize impacts to the creek and on flooding, and to minimize flood damage.
- (2) The specific purposes of the Floodway/Agriculture (F/A) land use area includes the following:
  - (a) To preserve the natural functioning of the floodway along the Schoharie Creek.
  - (b) To encourage agriculture and agriculturally-related land uses and a low density of compatible land uses in the floodway along the Schoharie Creek.
  - (c) To recognize this as an areas of significant environmental sensitivity that should not be intensely developed.
  - (d) To allow reasonable uses of lands while directing more intense development to the most appropriate areas of the parcel and community.

#### **B. Permitted uses; prohibited uses.**

- (1) Table 2-6.1 details all permitted uses for this land use area. Agricultural activities, agritourism, brewery and distillery, single family dwellings, home-based businesses, farm-related and ag-businesses uses, transient recreational open space uses, recreational businesses, and transient camping activities are specially permitted uses in this land use area. All uses shall meet all requirements of Local Law #1 of 2004 (Flood Prevention), and all uses except for agricultural crops shall require a special use permit from the Planning Board prior to construction.
- (2) Pursuant to 2-6.2, uses that are not mentioned in the Use table are prohibited. For clarity, the following uses (but not limited to), however, are specifically prohibited within the F/A Land use area:
  - (a) Junkyards and solid waste disposal or processing facilities.
  - (b) Mineral extraction or surface mining.
  - (c) Freight or truck terminals.
  - (d) Bulk fuel storage.
  - (e) Bulk industrial chemical storage or processing.
  - (f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.
  - (g) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation strip. The vegetation strip shall not contain

commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.

C. F/A Development regulations.

(1) All requirements of Local Law #1 of 2004 (Flood Damage Prevention) shall be met for all activities.

(2) Protection of water quality.

(a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within the F/A Land use area unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.

(b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.

(3) Agricultural activities.

(a) Activities related to crops including, but not limited to plowing, planting, fertilizing, spraying, and harvesting shall not require any permit or Planning Board review.

(b) All non-crop, ag-related uses as allowed in the Use Table (2-6.1) shall require site plan and special use permit approval by the Planning Board.

(4) Density of Development. The minimum lot size for any residential development shall be five acres. The maximum building coverage, including all buildings and impervious surfaces on the total parcel shall be 15%. All residential development proposed in the F/A shall require site plan approval by the Planning Board. The minimum lot size for any agriculturally-related business shall be 5 acres. All major subdivisions proposed in the F/A land use area shall be developed according to the Flexible Conservation Subdivision standards of Chapter 6-2.3 (D) of this local law. For large lots having land in both the F/A and A land use areas, the building envelopes shall be placed to the maximum extent outside the floodway area. Where residential construction is allowed in the F/A, the freeboard requirement shall be higher than the NYS minimum of 2 feet. All other dimensions of 2-7.1 and 6-2.3 (D) shall be met. A density bonus pursuant to 2-7.4 may be applied for developments that provide for public access to the Schoharie Creek.

(5) As part of any site plan and special use permit review process, the Planning Board shall consider all requirements pursuant to Chapter 5 (Site Plan Review) and Chapter 4 (Special Use Permits and the following:

(a) The adequacy of stormwater and drainage facilities.

(b) The adequacy of water supply and sewage disposal facilities.

(c) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

(d) Protection of scenic views and visual quality and character.

(e) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

(f) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.

- (g) Special attention to the adequacy of structures, roadways and landscaping in relation to susceptibility to ponding, flooding and/or erosion.
- (h) Maximum avoidance of the destruction, damage or detrimental modification of or interference with natural, scenic, topographic or physical features of the site.
- (i) The extent to which structure height and dimensions are compatible with the site and the adjacent sites, and do not detract from the natural visual quality of the local area or region.

### **Agriculture Land use area**

#### **A. Purpose and intent.**

- (1) The intent of the Agriculture (A) Land use area is to maintain the natural functioning of the floodplain of the Schoharie Creek and to provide a consistent level of floodplain best management practices that minimize impacts to the creek and on flooding, and to minimize flood damage. A further purpose of the A Land use area is to allow for agricultural activities to continue and a higher density of residential development.
- (2) The specific purposes of the Agriculture (A) land use area includes the following:
  - (a) To preserve the natural functioning of the floodplain along the Schoharie Creek.
  - (b) To encourage agriculture and agriculturally-related land uses and a higher density of compatible land uses in the floodplain along the Schoharie Creek.
  - (c) To recognize this area is within the 100-year floodplain and significant risks to flooding exist and that development must be conducted in a manner that minimizes risks and flood damage.
  - (d) To allow reasonable uses of lands that are compatible with the other purposes of the land use area.

#### **B. Permitted uses; prohibited uses.**

- (1) Table 2-6.1 details all permitted uses for this land use area. Agricultural activities, agri-tourism, brewery and distillery, single family dwellings, home-based businesses, farm-related and ag-businesses uses, transient recreational open space uses, recreational businesses, and transient camping activities are specially permitted uses in this land use area. All uses shall meet all requirements of Local Law #1 of 2004 (Flood Prevention), and all uses except for agricultural crops shall require a special use permit from the Planning Board prior to construction.
- (2) Pursuant to 2-6.2, uses that are not mentioned in the Use table are prohibited. For clarity, the following uses, however, are specifically prohibited within the A Land Use Area:
  - (a) Junkyards and solid waste disposal or processing facilities.
  - (b) Mineral extraction or surface mining.
  - (c) Freight or truck terminals.
  - (d) Bulk fuel storage.
  - (e) Bulk industrial chemical storage or processing.
  - (f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.
  - (g) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or

stored within the natural vegetation strip. The vegetation strip shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.

C. A Land use area Development regulations.

- (1) All requirements of Local Law #1 of 2004 (Flood Damage Prevention) shall be met for all activities.
- (2) Protection of water quality.
  - (a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within the A Land use area unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.
  - (b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.
- (3) Agricultural activities.
  - (a) Activities related to crops including, but not limited to plowing, planting, fertilizing, spraying, and harvesting shall not require any permit or Planning Board review.
  - (b) All non-crop, ag-related uses as allowed in the Use Table (2-6.1) shall require site plan and special use permit approval by the Planning Board.
- (4) Density of Development. There shall be a minimum lot size of ½ acre for each lot created in the A Land use area. The maximum building coverage of buildings on the total parcel shall be 20%. The minimum lot size for any agriculturally-related business shall be 5 acres. All major subdivisions proposed in the A land use area shall be developed according to the Flexible Conservation Subdivision standards of Chapter 6-2.3 (D) with homes developed using Village-style setbacks, yards, build-to lines, and other dimensions pursuant to Table 2-7.2 of this local law. All other dimensions of 2-7.1 and 6-2.3 (D) shall be met. All other requirements pursuant to 2-8.1 shall be met. A density bonus pursuant to 2-7.4 may be applied for developments that provide for public access to the Schoharie Creek.
- (5) As part of any site plan and special use permit review process, the Planning Board shall consider all requirements pursuant to Chapter 5 (Site Plan Review) and Chapter 4 (Special Use Permits) and the following:
  - (a) The adequacy of stormwater and drainage facilities.
  - (b) The adequacy of water supply and sewage disposal facilities.
  - (c) Protection of visual quality and character of the neighborhood.
  - (e) Protection of adjacent or neighboring properties against noise, glare, unsightliness, smoke and exhaust, or other objectionable features.
  - (f) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
  - (g) Special attention to the adequacy of structures, roadways and landscaping in relation to susceptibility to ponding, flooding and/or erosion.

- (h) Maximum avoidance of the destruction, damage or detrimental modification of or interference with natural, scenic, topographic or physical features of the site.
- (i) The extent to which structure height and dimensions are compatible with the site and the adjacent sites, and do not detract from the natural visual quality of the local area or region.

## Definitions

**Agritourism** - Activities conducted on a farm and offered to the public, or to invited groups, for the sale of agricultural products, education, recreation or active involvement in the farm operation. An agri-tourism activity may be secondary to the primary farm use on a property. Agri-tourism activities may be conducted in an accessory building or structure. Agri-tourism activities include, but are not limited to on-farm bed and breakfasts, farm stay programs, u-pick operations, and pumpkin patches, sales of agricultural products grown on-site including retail sales from a brewery or distillery.

**Bulkhead Dock** – a dock connected to a wall built parallel to the shoreline, usually near or at the high-water mark, to mitigate wave and current erosion of the uplands, and often used as a retaining wall to keep uplands from becoming submerged lands.

**Clearcutting** - A regeneration or harvest method that removes essentially all trees in a forested area. Clearcutting does not include the removal of trees, shrubs, and undergrowth for agricultural purposes or for preparation of a parcel for development.

**Floodplain** - Areas identified on the Flood Insurance Rate Map as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

**Floodway** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency.

**Riparian Area** - a land area found along streams, rivers, and lakes where a complex assemblage of plants and other organisms live in an environment adjacent to water. Without definitive boundaries, a riparian area may include stream banks, floodplain, and wetlands, forming a transitional zone between upland and aquatic habitat. Mainly linear in shape and extent, they are characterized by laterally flowing water that rises and falls frequently. These areas are habitats or ecosystems that are dependent on the existence of perennial, intermittent, or ephemeral surface or subsurface water drainage.

Transient Camping Activity - Any parcel of land on which are located two or more tents, shelters, recreational vehicles, or other accommodations of a design or character suitable for seasonal or temporary living purposes, including a recreational vehicle camp, but not including a manufactured home park, boarding house, hotel or motel, bungalow colony, or permanent storage and use of any such accommodations. Tents, trailers, cabins, lean-to's, recreational vehicles or other similar structures used for temporarily housing workers shall not be considered a camping activity and are not allowed.

Transient Recreational Open Space Use - A use designed and equipped principally for the conduct of sports and leisure time activities conducted outside. Open space activities include but is not limited to ball fields, tennis and racquet courts, swimming, bike trails, hiking, playing fields, batting cages, driving ranges, and similar outdoor activities.

Vegetated Buffer - An undeveloped part of a property or an entire property specifically intended to separate and thus minimize the effects of a land use activity (e.g. noise, dust, visibility, glare, etc.) on natural features or adjacent properties. Natural vegetative covers existing within the buffer area shall be preserved as part of that buffer to the maximum extent practical. Along the Creek, a vegetated buffer is designed to conserve the areas immediately adjacent to the stream extending along both sides of a water course and any adjacent wetlands, floodplains or slopes.



## Appendix D: Summary of Historic Inventory in the Village of Schoharie

As part of the resource inventory for this LWRP Recreation Assets Plan, a reconnaissance level historic resource survey was conducted in the Village of Schoharie. This effort was supported by a grant from the Preservation League of New York and conducted by historic resource consultant Jessie Ravage. A full report is available in the Village Hall, and all data has been recorded to the New York State Cultural Resource Inventory System (CRIS) at [www.cris.parks.ny.gov](http://www.cris.parks.ny.gov). The following is a summary of historic conditions in the Village, prepared by Ms. Ravage.

### **Preliminary summary of Reconnaissance Level Historic Resources Survey of Village of Schoharie, Schoharie County, New York**

A reconnaissance-level historic resources survey of all property within the municipal boundary of the Village of Schoharie was begun in December 2015 and will be completed in the summer of 2016. All field review and photography for the project is complete as of the first of June, and all properties within the boundary are logged in NYCRIS, the state database of cultural resources. The descriptive section of the survey report is drafted. The documents research required to prepare the historic narrative is collected and a chronology compiled.

The Village of Schoharie encompasses several individual properties and small districts previously listed in the National Register of Historic Places. These illustrate generally earlier preservation practice, where significance was assigned to “landmark” properties associated with high profile men and events. Thus, the 1743 Palatine German house, built as a Lutheran parsonage; the Old Fort Museum; the 1796 brick St. Paul’s Lutheran Church; and Lassell Hall are already listed. The Railroad Depot is also designated. Schoharie, however, offers a much larger sense of place than this comparatively small number of properties can convey. The present survey takes a broader view and attempts to delineate Schoharie’s historic development through an exploration of its current appearance.

Varying eras of Schoharie’s historic development are exemplified in different sections from the settlement period through the end of the historic period (ca.1965, as of this writing). While the following conclusions are preliminary, field survey and documents show that although the Village of Schoharie has lost some individual historic buildings and properties, it retains commercial and residential streetscapes exhibiting a generally high degree of historic integrity. These extend to the village limits in nearly all directions. Schoharie preserves a catalog of its domestic architecture spanning the socioeconomic range from worker housing associated with the large quarry on the east side of the village to large, well-appointed dwellings on Main Street.

Pockets of denser development within the village locate three hamlets, or dorfs, dating to the initial German settlement in the early 1700s. These are connected by Main Street (NY 30), which parallels the Schoharie Creek before it crosses Fox Creek at the north end of the village. The downtown commercial district centers on the most southerly of the hamlets. This area, known during the nineteenth century as Schoharie Court House, incorporates the third generation of county office buildings; an early bank; two hotels; two churches; a central school built on the site of an 1830s academy; commercial blocks; and an array of domestic buildings. Infill is limited to a second bank, two gas station/convenience stores, a firehouse, and a handful of dwelling houses. Bridge Street at the south end of this area runs west to the Schoharie Creek, where a crossing was built in 1813. While the creek could be forded, this bridge improved the village connection with points west in Otsego and Delaware counties.

The middle dorf was centered approximately on the present site of the Schoharie Depot, which is now a museum. This rail line enhanced the village's connection with main east-west trunk routes located farther north. The north hamlet, known historically as Foxdorf, incorporates the previously NR-listed Old Stone Fort Museum property, built as a church and used as a fortification during the Revolution. Each of the hamlet areas retains domestic buildings—mainly frame, mainly vernacular interpretations of styles popular from the 1790s through the 1870s. The spaces between the old “dorfs” feature a variety of residential infill dating from the mid-1800s through the mid-1900s, built as the village population grew, and a few earlier farmhouses. These houses provide a digest of mainly vernacular American domestic architecture over that period.

South of Bridge Street, the village boundary encompasses farms with pre-Revolutionary period origins. These were established on strips running east from the creek to the limestone walls enclosing the valley. Several building groups incorporating a farm house and associated outbuildings stand on the first bench of land above the floodplain, safe from inundation and commanding views of their associated lands. The earliest highway, now gone, connected these building sites. Later spotty infill fronts the present right-of-way of NY 30, which lies at lower elevation.

The village features two main areas of recent residential subdivision. The Hilgert Parkway subdivision was platted within the bounds of another of the settlement-period strip farms, this one located between the county buildings and Bridge Street. This development features curving roads and irregular lots. On Fair and Orchard streets, where the old fairgrounds were located, subdivision is rectilinear with long street frontages typical of the post-World War II era. These lie within the historic development boundaries of the village and are most likely to be regarded as non-contributing properties for the time being. Both, however, are representative of subdivision patterns used in the 1960s and 1970s, and they may, with the passage of time, eventually be determined contributing to a potential historic district encompassing nearly all of the Village of Schoharie.

## Appendix E: Detailed Narratives About Priority Projects to Aid in Future Grant Writing

In Process - To Be Completed