



Schoharie County Planning Commission

276 Main Street, Suite 2
PO Box 396
Schoharie, NY 12157
(518) 295-8770 / Fax (518) 295-8788

Denise Lloyd
Chair

November 7, 2025

Tom Hitter, Chair
Schoharie Village Planning Board

Dear Tom:

Please find a copy of the draft minutes of the November 2025 Schoharie County Planning Commission meeting attached/enclosed.

The Planning Commission voted to recommend approval of the proposed **Mainbridge Commons Mixed Use Commercial Development Site Plan Review, Subdivision Review, Area Variance, Special Use Permit, and Local Law - Rezoning** based on the information that was presented to the Commission at the meeting. Please be advised that this means the Board can approve or disapprove by a simple majority vote.

Please Note: An approval and/or local decision designation by the County Planning Commission should not be construed as a recommendation that the referring agency approve the referral in question and an approval does not indicate that the County Planning Commission has reviewed all local concerns; it indicates that the referral has met certain ***countywide considerations***. Evaluation of local criteria is the responsibility of the referring agency.

Please find the enclosed form titled *Report of Final Action by Local Board*, which is to be completed by your Board and returned to our Agency within 30 days of final action.

Thank you for the referral.

Sincerely,

Zachary Thompson, Senior Planner
Schoharie County Planning & Community Development Services