VILLAGE PLANNING BOARD
COUNTY OF SCHOHARIE

VILLAGE OF SCHOHARIE
STATE OF NEW YORK

Name of Action:

MAINBRIDGE COMMONS MIXED USE COMMERCIAL DEVELOPMENT

DECISION ON APPLICATION

Application of Mainbridge 2 LLC for Subdivision, Special Use Permit and Site Plan Approval.

Whereas, the Applicant, Mainbridge 2 LLC, owns 218 Main Street in the Village of Schoharie, tax map parcels 72.17-5-2 (a 4.43-acre parcel known as the former Great American parcel) and 311 Main Street, the adjacent tax map parcel 72.17-5-1 (a one-acre parcel) and controls as contract vendee, portions of Village of Schoharie tax map parcels 72.17-5-3 and 72.17-5-4 (0.98 acres); and

Whereas, the Applicant has proposed the Mainbridge Commons Mixed Use Commercial Development Project on the parcels consisting of a two-story professional office building with a building footprint of 22,975 sf and 44 units of market rate apartments in four buildings (the "Project") all as shown on the site plan drawings last revised September 28, 2026; and

Whereas, the Applicant submitted applications to the Village of Schoharie for the proposed Mainbridge Commons Project commencing in the Fall of 2024; and

Whereas, over several months the Applicant applied to the Village Planning Board for subdivision, special use permit and site plan review for the Project, to the Village Zoning Board of Appeals for area variances for the Project signs and for increased residential density, and to the Village Board of Trustees for the rezoning of tax map parcel 72.17-5-1 to Commercial from Residential; and

Whereas, by letter dated December 16, 2024, the Village Planning Board notified all involved and interested agencies of its intent to be SEQRA lead agency for the Project, a Type 1 action; and

Whereas, the Village Planning Board due to the historic nature of the Village consulted with the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) and OPRHP provided a letter dated July 28, 2025, finding that "it is the opinion of the OPRHP that the proposed project will have no Adverse Impact to historic resources"; and

Whereas, the Village Planning Board, as SEQRA lead agency, on September 29, 2025, after a comprehensive review of the Project and the full EAF Part 1 and supporting documentation adopted a completed full EAF Parts 2 and 3 issuing a negative declaration of environmental significance, finding that the Project, a Type 1 action, does not have the potential to cause any

significant adverse environmental impacts and that no Draft Environmental Impact Statement would be required; and

Whereas, a full statement of the Application to the Planning Board for site plan, special use permit and subdivision approvals was referred to Schoharie County Planning Commission, along with the other applications submitted to the Village Zoning Board of Appeals for area variances and to the Village Board of Trustees for rezoning tax map parcel 72.17-5-1, pursuant to the requirements of the NYS General Municipal Law for comments on the Project; and

Whereas, the Schoharie County Planning Commission recommended approval of the subdivision, special use permit and site plan applications for the Project, as well as recommending approval of the other pending applications; and

Whereas, the Village Board of Trustees approved the rezoning of tax map parcel 72.17-5-1 from Residential to Commercial by duly adopting Local Law 1 of 2025, such that the 5.43-acre property containing the professional office building, apartments, driveways, parking and utilities is now all zoned Commercial and the proposed accessory parking lot located across Furman Drive is zoned Residential; and

Whereas, the New York State Department of Environmental Conservation issued a permit to disturb the Fresh Water Wetlands (FWW) adjacent area at the back south area of the site; and

Whereas, the Village Zoning Board of Appeals approved the area variances for the two project signs and the increased residential density on April 28, 2026, subject to several conditions; and

Whereas, a public hearing on the applications for site plan, special use permit and subdivision approval was duly noticed and held on October 28, 2025, and the public was invited to provide comments during the public hearing and to submit written comments until the date of the next Planning Board meeting held in November 2025; and

Whereas, the site plans were reviewed by the Village Code Enforcement Officer, and a Base Flood Elevation was confirmed; and

Whereas, the site plans were reviewed by the Fire Department Chiefs and comments were addressed so that the Fire Department machinery can access the site and also the adjacent Birches project and such that sufficient fire hydrants are shown on the approved site plans; and

Whereas, the site plans were reviewed by NYSDOT and NYSDOT did not recommend any additional improvements to Main Street (NYS Route 30) as a result of the Project;

Whereas, subsequent to the public hearing, the public comments, comment letters by the Village Designated Engineer, Lamont Engineers, and the comments made by the members of the Planning Board were substantially addressed in the documents submitted to the Planning Board by the Applicant, its architect and engineers and during the many Planning Board meetings by the Applicant and his representatives; and

Whereas, the final set of site plans and supporting documentation were submitted to the Village Planning Board and to Lamont Engineers on or about September 28, 2026, including the final Stormwater Pollution Prevention Plan for the project; and

Now, Therefore, Be It Resolved, that the Village Planning Board, after thoroughly reviewing the Applications for site plan review, special use permit issuance and for subdivision approval, and the standards for subdivisions, special use permits and for site plans set forth in the Village of Schoharie Zoning Law and Subdivision Regulations, as well as the Village Comprehensive Plan, hereby approves the Site Plan and Special Use Permit applications and the Subdivision Plans which merge tax map parcels 72.17-5-1 and 72.17-5-2 and subsequently divides them into a lot for the professional office building and into a lot for the residential units as shown on the drawings and also approves the subdivision of tax map parcels 72.17-5-3 and 72.17-5-4 and the merger of the two portions into one 0.98 acre lot to be used for the ancillary parking for the Project;

Be It Further Resolved, that the Village Planning Board approvals are subject to the Conditions listed in the attached Appendix A.

Dated: October 6, 2026

Motion to Adopt the foregoing made by _____ and seconded by _____.

Village Planning Board voting as follows:

Tom Hitter, Chair	Yea	Nay	Abstain
David Knoop	Yea	Nay	Abstain
Mike Ullman	Yea	Nay	Abstain
Steve Babbitt	Yea	Nay	Abstain
Timothy Repicky	Yea	Nay	Abstain

The foregoing Resolution was thereby declared duly APPROVED / DENIED.

_____
Tom Hitter, Chair Dated

Filed with the Village Clerk on _____, 2026.

_____
Village Clerk

APPENDIX A

Village of Schoharie Planning Board
Mainbridge Commons Mixed Use Commercial Development
Approval Conditions

The Village of Schoharie Planning Board approves the Mainbridge Commons Mixed Use Commercial Development subject to the following conditions:

1. There shall be specific performance of the approved Site Plan drawings titled "Mainbridge Commons Mixed Use Commercial Development", last revised on September 28, 2026, prepared by Lansing Engineering and all other specifications, renderings, design reports, and related project submissions as of their last revision date.
2. Applicant shall adequately address outstanding Planning Board comments identified at the October 6, 2026, meeting and incorporated in the Village Engineer's pending comment memo(s).
3. Schoharie County DOH shall review and approve the new water distribution mains, and NYSDEC shall review and approve the new sanitary sewer extension.
4. Applicant shall post financial security to be approved by the Village Attorney for tree and landscaping replacement such that all planted trees and landscaping are alive, viable and free from grazing damage after five (5) years from planting. Thereafter, all landscaping on the approved plans shall be maintained and replaced, if necessary, until such time as the on-site buildings are removed and the project site ceases to be used for commercial purposes.
5. Site signage shall be formally reviewed during the building permit application process. This work shall generally be completed as part of Phase 1 with the understanding that actual sign installations shall occur concurrently with each respective phase.
6. There shall be no on-site disposal or burning of clearing, construction, and demolition debris.
7. All notes on the Site Plan documents constitute conditions of approval.
8. The Applicant shall obtain all permits and approvals necessary for the Project, including payment of all application fees and any outstanding fees or expenses, including review escrow fees.
9. All permits and approvals issued (or to be issued) for the Project by other agencies, including, as applicable, NYSDEC, NYSDOT, Village Highway, Schoharie County DOH, USACOE, FEMA, the Village of Schoharie Code Enforcement Office, etc. shall be fully complied with.
10. The escrow account that was previously established shall be maintained and funded to permit technical assistance and inspections that the CEO may need during the construction phase and to provide any other technical or legal assistance needed by the Village through the end of the construction phase(s) and issuance of Certificate(s) of Occupancy.
11. These conditions shall run with the land, and subsequent owners, operators, and tenants are bound thereby.

12. Upon adequately addressing comments and the receipt of required approvals, final plans shall be submitted in the final form and ready for the Planning Board's final approval and signature.
13. Prior to dedication of water and sewer infrastructure sewer, provide appropriate permanent easements in the format required by the Village Attorney.
14. There shall be full compliance with Village-approved Stormwater design and related requirements, including compliance with applicable provisions of the New York State DEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001).
15. All Storm Water Pollution Prevention Plan (SWPPP) inspection reports shall be submitted to the Village in a manner approved by the Village Code Enforcement Officer.
16. There shall be no additional site disturbance until there is a valid Flood Plain Development and Building Permit issued by the Village Code Enforcement Officer.
17. The Applicant shall provide written notice to any neighbor that will be impacted by a roadway or driveway blockage or interruption in utilities at least 72 hours prior to the activity.
18. When all required approvals are received, the Applicant may apply for a building permit and proceed with Phase 1 of the project. However, prior to issuance of a building permit for the Phase 2 apartments, a parking usage analysis shall be undertaken by the Applicant to determine the adequacy of the parking, including ambulette parking, which shall be reviewed~~analyzed~~ by the Village Code Enforcement Officer. ~~and deemed compliant prior to issuance of building permits for Phase 2 apartments~~. If the Village Code Enforcement Officer finds that sufficient parking will be in place looking at the Project as a whole, subject to compliance with all other applicable matters, the building permit for Phase 2 shall be issued. If the Village Code Enforcement Officer determines that the parking is ~~deemed~~ inadequate, the Applicant shall apply to the Planning Board to amend the site plan and submit for approval to address the parking deficiencies.
19. The accessory parking lot north of Furman Drive shall be constructed in Phase 1 and prior to any disruption of the existing overflow parking area. This is to help ensure that the parking issues at the Applicant's existing Dental office are not exacerbated during construction.
20. In the event that the initial screening is determined by the CEO to be insufficient, additional vegetative screening and/or fencing shall be provided to shield the Fernet property (117 Furman Drive) from vehicle lights from operations in both the accessory parking lot and the primary parking lots. This work shall be coordinated with the Village Code Enforcement Officer and completed as part of Phase 1.
21. It is understood that the Phase 2 residential areas will initially be left with a temporary gravel surface treatment. If Phase 2 does not begin within 18 months of the issuance of the Certificate of Occupancy for Phase 1, the temporary gravel surface shall be covered with a 4" topsoil layer and planted with grass.
22. Throughout both construction and the operation of the facility, an adequate fire access road shall be maintained to the adjacent Birches Apartment facility.
23. Only fire and other emergency vehicles shall be allowed to travel between the project site and the Birches property. Applicant shall provide a suitable barrier to prevent unauthorized vehicles, and said barrier shall be approved by both the Fire Department and the Village Code Enforcement Officer.

24. Multiple (more than 2) brick colors shall be utilized on the commercial building to provide a variable facade. Further, a distinct base layer shall be employed between the bottom of the brick and grade to replicate a typical foundation. Additionally, facade enhancements including lintels and ornamental lanterns shall be required.

25. If directed by the Code Enforcement Officer in his/her reasonable discretion after commencement of operations, the Applicant shall post a directional sign on the Property at the entrance(s) onto Furman Drive from the Project site directing that all traffic on Furman Road turn left towards Main Street and not right towards the dead end portion of Furman Drive; a similar sign shall also be required in the accessory parking lot.

26. If directed by the Code Enforcement Officer in his/her reasonable discretion after commencement of operations, the Applicant shall pay for the posting of no parking signs along Furman Drive.

~~27. That a parking usage analysis be undertaken before the building permit is issued for the apartments in the middle of the project comprising 2 buildings and 8 units and that issuance of such a building permit can occur only if the Codes Enforcement Officer finds that sufficient parking will be in place looking at the Project as a whole.~~

[28.] Obtaining any necessary highway work permits from the NYSDOT and from the Village DPW Superintendent for the access points onto Main Street (NYS Route 30) and onto Furman Drive.