

This Following Document includes all forms, plans and correspondence as Reviewed and Prepared
by the Village of Schoharie Planning Board
for Site Plan Review of

Application as submitted by the Schoharie Historical Society in March, April and May of 2024

For the Zimmer Research Library and Nick Juried Museum Library Building Project

PART 1	Pages	Contents
	2-4	Application for Site Plan Review
	5-6	Applicant’s Narrative
	7	Overall Site Plan
	8	Storm Drainage Calculations
	9	Nearby Parcels Map
	10	Site Plan Detail Portion at New Building
	11	Front Elevation
	12	Rear Elevation
	13	West (Badgley) Side Section Elevation
	14	East Side Elevation
	15-16	Floor Plans
	17-18	EAF Mapper Summary Report
	19	Agricultural Statement
	20-22	Referral to and Response from Schoharie County Planning
	23	NY SHPO review letter
PART 2 A & B	24-37	SEQR Part 1
PART 3	38-47	SEQR Part 2
	48-49	SEQR Part 3
	50	Approval Resolution
	51	Final Action Report to Schoharie County Planning Commission

Application for Site Development Plan Approval

Village of Schoharie

Name of Application: Zimmer Research Library and Nick Juried Museum Library Building

Description of Action: Expansion of existing museum complex, formalization of parking lot, addition of two-way access road into museum complex

Owner:

Name: Schoharie County Historical Society **Street:** (PO Box 171) 145 Fort Road

City: Schoharie **State:** NY **Zip:** 12157

Telephone: 518-295-7192 **Fax:** 518-295-7187

Applicant (if different from owner):

Name: Curt Van Steele **Street:** 915 State Route 443

City: Schoharie **State:** NY **Zip:** 12157

Telephone: 518-795-8605 **Email:** cvansteele@copper.net

Subject Property:

Name or other identification of site (address): Old Stone Fort Museum Complex (145 Fort Road)
Situated on the East (right) side of Fort Road ~1000 feet From the intersection of State Route 30

Tax map description Section 72.6 Block 2 Lot 11

What are the ownership intentions, i.e., purchase options?

Construction of an additional building to be incorporated into the existing museum complex on property already owned by the Schoharie County Historical Society. This building will involve more visitors so parking on existing fields will be formalized to provide defined parking. Creation of an access road allowing for two-way traffic will provide the museum complex with its first means of entrance without use of right-of-way entrances. This road will also be placed on property already owned by the Schoharie Historical Society.

What are the current land uses of site (agriculture, commercial, undeveloped, etc.)?

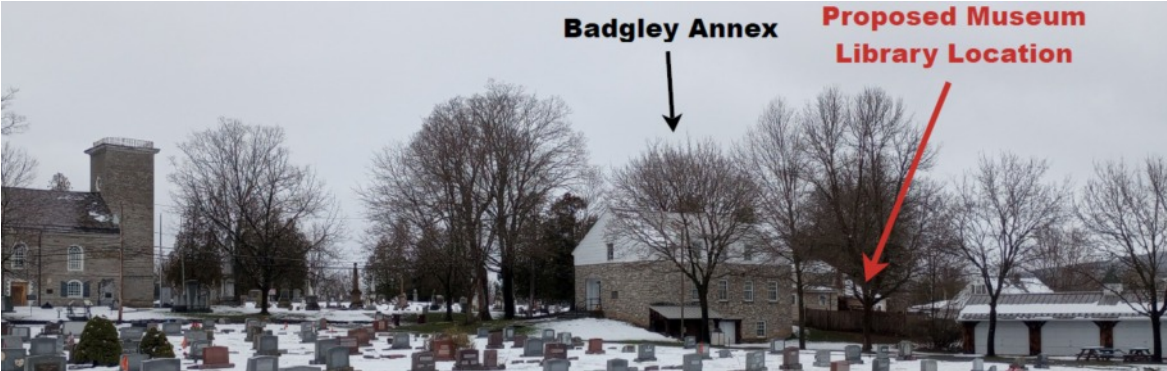
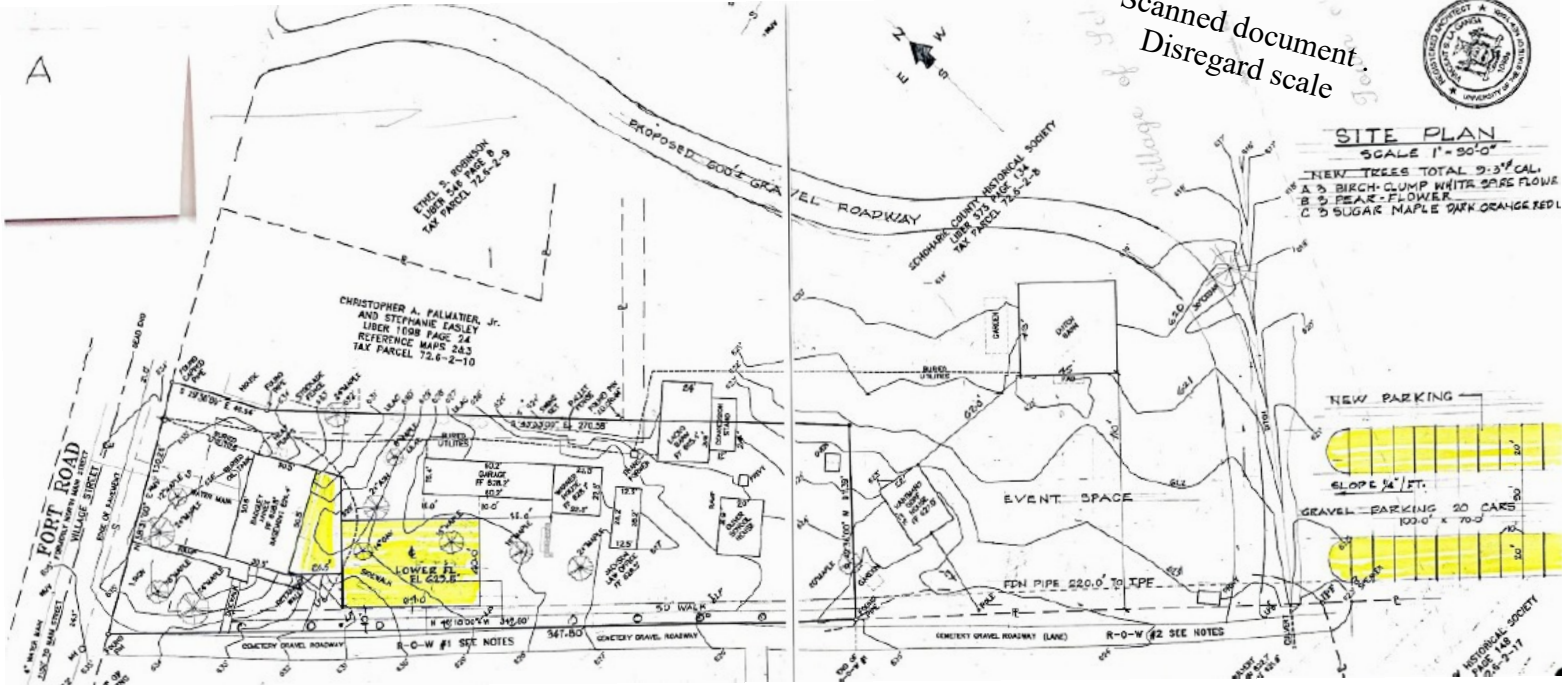
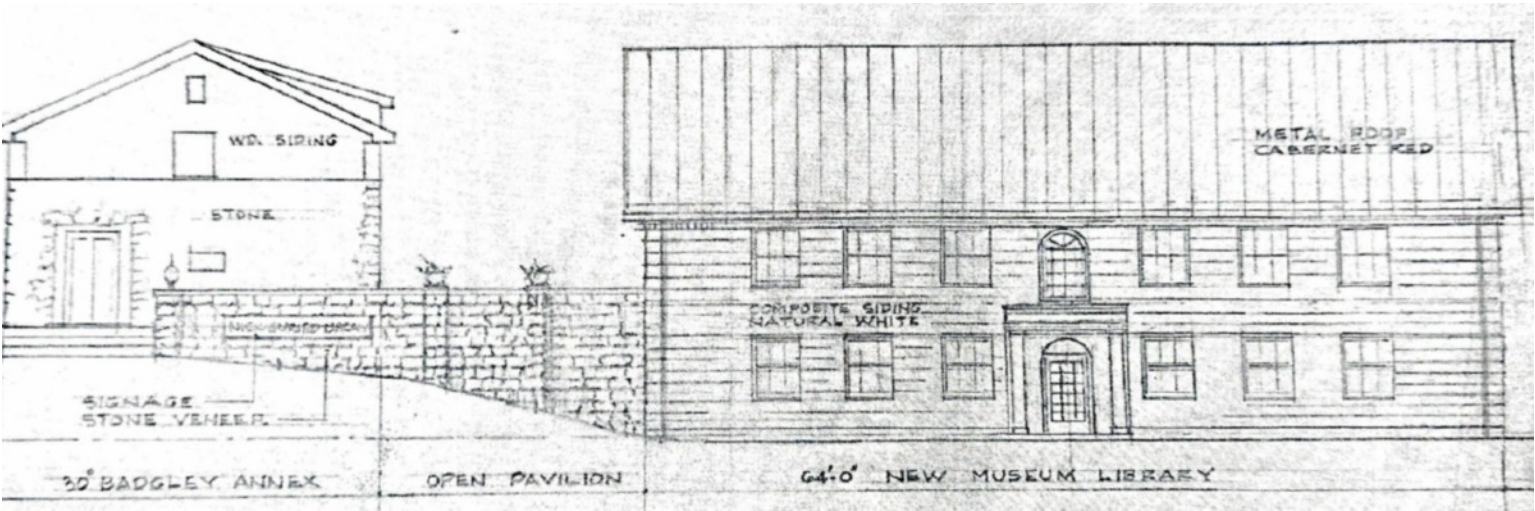
The location of the museum complex is within the Village Historic district and zoned for residential use with the remainder of the property zoned as agricultural. The open fields owned by the Schoharie County Historical Society are harvested for hay by a local farmer.

What are the proposed use(s) of site?

The use of the property will remain as a museum and not change with this proposal.

What State and federal permits needed (list type and appropriate department)?

None are required for this proposal.



What is the total site area (square feet or acres)?

The additional building annex has a proposed footprint of ~2400 square feet. The impacted parcel, formerly known as the Warner parcel, is 0.76 acres. The proposed area for more formal parking is roughly 70 feet by 100 feet. This parking area is outside of the land parcel containing the additional building annex. The access road starting at Fort Road is roughly 1500 feet long and ends at the proposed parking area.

When do you anticipate starting construction? Second half of 2024.

Will development be staged or in phases? No

Please describe the current condition of site (buildings, brush, etc.): Describe the character of surrounding lands (hamlet, forested, residential, agriculture, wetlands, etc.)

This property is located across from the Old Stone Fort. It is a museum complex that includes ~8 buildings. Several cemeteries are located on the perimeter of this complex. The bulk of the ~25 acres owned by the Schoharie County Historical Society are open fields and extend down to Fox Creek.

What is the Estimated cost of proposed improvements on this property? \$ 2.5 million

Describe the anticipated increase in number of residents, shoppers, employees, etc. (as applicable):

No additional employees are budgeted or anticipated at this time. We anticipate an increase of visitors and users of the library to be 50-60 visitors per month. This increased traffic will be gradual as the public becomes more aware of the expansion and availability of this research facility and public events are scheduled.

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

The proposed use for this museum annex is storage of artifacts, library space, office space and public areas for museum sponsored events.

Total gross floor area of Principal Building? 6174 square feet

Size of accessory building? n/a. Proposal only includes the single building

Proposed setbacks? Front: 10 feet Rear: 50 feet Side: 175 feet

Number of parking spaces: 20

Building Height? 35 Feet **# stories** 3, lower, upper and attic

Is there an existing curb cut onto the site? No

Will the action require new curb cuts onto the street? No

What street(s) will have the new curb cuts? n/a

Are there existing buildings on site? Yes

If so, please describe: There are ~8 buildings within the museum complex, not counting the actual Old Stone Fort building across the street. These include Badgley Building, a carriage house, Warner House, Jackson Law office, Lacko Barn, Oliver schoolhouse, Hartmann Dorf House, and the Dutch barn. This annex will be placed adjacent to the Badgley Building, beside the carriage house and Warner House. This annex will not displace any current buildings.

Project Proposal Narrative

The proposed museum building will be in the village of Schoharie on Fort Road within the current Old Stone Fort Museum complex. It will be approximately 25 feet southeast of the Badgley Building. The parcel of land to be used for the construction is owned by the Schoharie County Historical Society and is approximately 0.76 acres. None of the current buildings within the museum complex will be displaced.

The proposed three-story structure with a lower level, upper level and attic will be 6,174 square feet of conditioned space. It will have a footprint of approximately 2400 square feet. The structure will adhere to the energy code to provide an energy-efficient building. The lower level of the building will be dedicated to storage and preservation of artifacts. The upper level will contain the library as both a public area for research and private archival space for documents owned by the museum. The attic will contain offices for staff and additional storage. Handicap-accessible bathrooms will be available on every level. All floors will be easily accessed by elevator and stairwell.

Existing trees that define the space in their current form will be retained on site except for three trees interfering with the 2400 square footprint of the new building. These three trees will be replaced with new three-to-four-inch caliper trees as outlined in our site plan. Native plants and landscaping will be outsourced to local businesses and include shrubbery in front and to the side of the new building. Drainage and water runoff from the perimeter of the new building will be captured by a 12-inch drainage pipe that will run beneath the new sidewalk and out to the existing ditch that currently carries surface water to the open field surrounding the existing museum complex.

Parking for the public including handicap parking with van accessibility will be provided. Two such specified spots are planned at the curb in front of the new annex building. These handicap, van-accessible parking places will be adjacent to a ramp that gives access to both the Badgely building and the pavilion and the new building. The area designated for parking has previously been used for museum site parking but as part of this proposal will be distinct with a hard gravel surface, defined parking places, and some landscaping with an entrance both from the right-of-way and the new access road. The new access road will be the first museum owned entrance into the museum complex. Currently the museum complex is accessible only by one-way right-of-way roads owned by the adjacent cemetery association and the Schoharie Volunteer Fire Department.

An important feature of the proposed building will be an outdoor pavilion that will connect the new building to the existing Badgely building. The pavilion will be open (no roof) and be a flexible open space that will welcome the public and staff to spend time in it, as well as connecting the buildings. This will maximize public space and allow for a congruent incorporation of the new building into the existing museum complex. The lower level of this pavilion will encompass a mechanical room and additional storage space. The upper level of the pavilion will be used for outdoor activities as well as the ingress/egress and access between the two buildings – allowing direct access to the second level of the Badgely Building and the upper level of the new building.

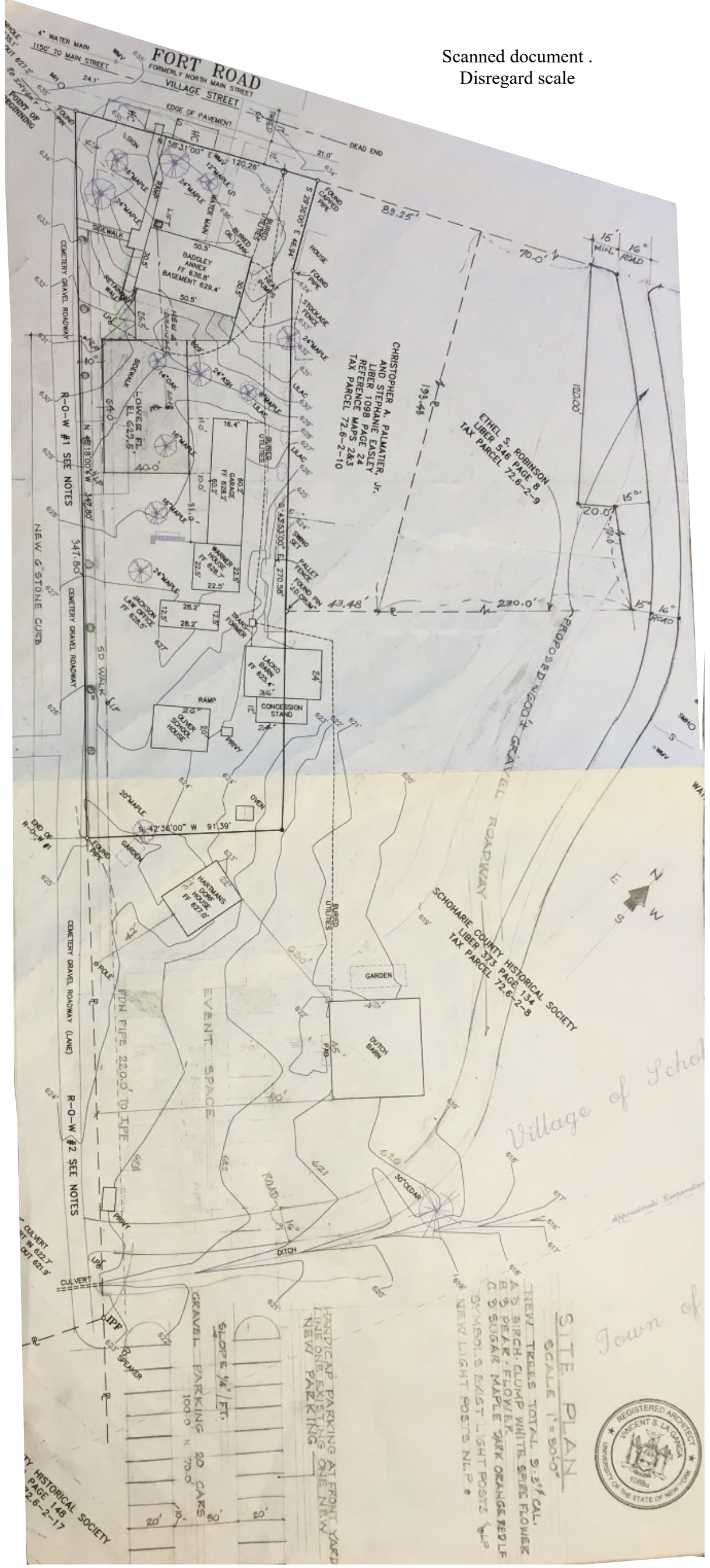
Despite the expanded space for public events, the true intention of this building is focused on the care and preservation of artifacts that are currently crowded into small storage spaces. There is inadequate space for preservation and repair of the many artifacts currently owned by the museum and historical society. No additional employees are budgeted or anticipated at this time. The anticipated increase in visitors and users of the library is estimated to be 50-60 visitors per month. This increased traffic will be gradual as the public becomes more aware of the expansion and availability of this research facility and public events are scheduled. The Schoharie Historical Society and museum staff are optimistic that

this increased space will have enough capacity to see to the crowds and popularity of previously held public events.

The last large addition to the museum complex was placed on site in the early 1990s. The addition of this new building to the museum complex will allow for the reopening of the library and genealogical archives as well as expanded museum space and development of new exhibits throughout the museum complex. The enlarged public space will allow for more educational programming and continued involvement of Schoharie County history preservation. Essentially, providing a new face to a museum that Schoharie County residents have long been familiar with. The Schoharie County Historical Society plans to commemorate the 250th anniversary of the Old Stone Fort at this building in 2026.

The mission of the Old Stone Fort Museum is dedicated to encouraging and promoting a knowledge and appreciation for the history and cultures of Schoharie County and its inhabitants from the prehistoric period to the present through advocacy, education, research, interpretation, preservation, and restoration. There is no doubt that this project is directly in alignment with the very mission of the museum. The additional space will allow for every aspect of the mission to be achieved and to move the museum closer to its goal of preserving our present, the history of tomorrow. This museum is the very essence of our historic district and will only be enhanced by this expansion. Even the construction of this new building, parking lot and access road will contribute to the community. The plan is to utilize local builders and to provide hands-on learning experience for the local campus of Capital Region BOCES.

Disregard scale



DESIGN OF STORM DRAINAGE SYSTEM:

RUN OFF COEFFICIENTS: SEE TABLE 7

ROOF @ 8-12 PITCH $27 \times 64 = 1782 \times 2 = 3564 \text{ ft}^2$

DECK = 1000 ft^2 CONC. WALKS = 1735 ft^2

$$Q = ACI \text{ SEE PG. 178}$$

	AREAS ft^2	COEFFICIENT	ADJUSTED AREA
ROOFS & DECK	6299	$\times 0.95$	$= 5,984.05$
& WALK			ft^2

$$5,984.05 \div 43560 \text{ ft}^2 = .13737$$

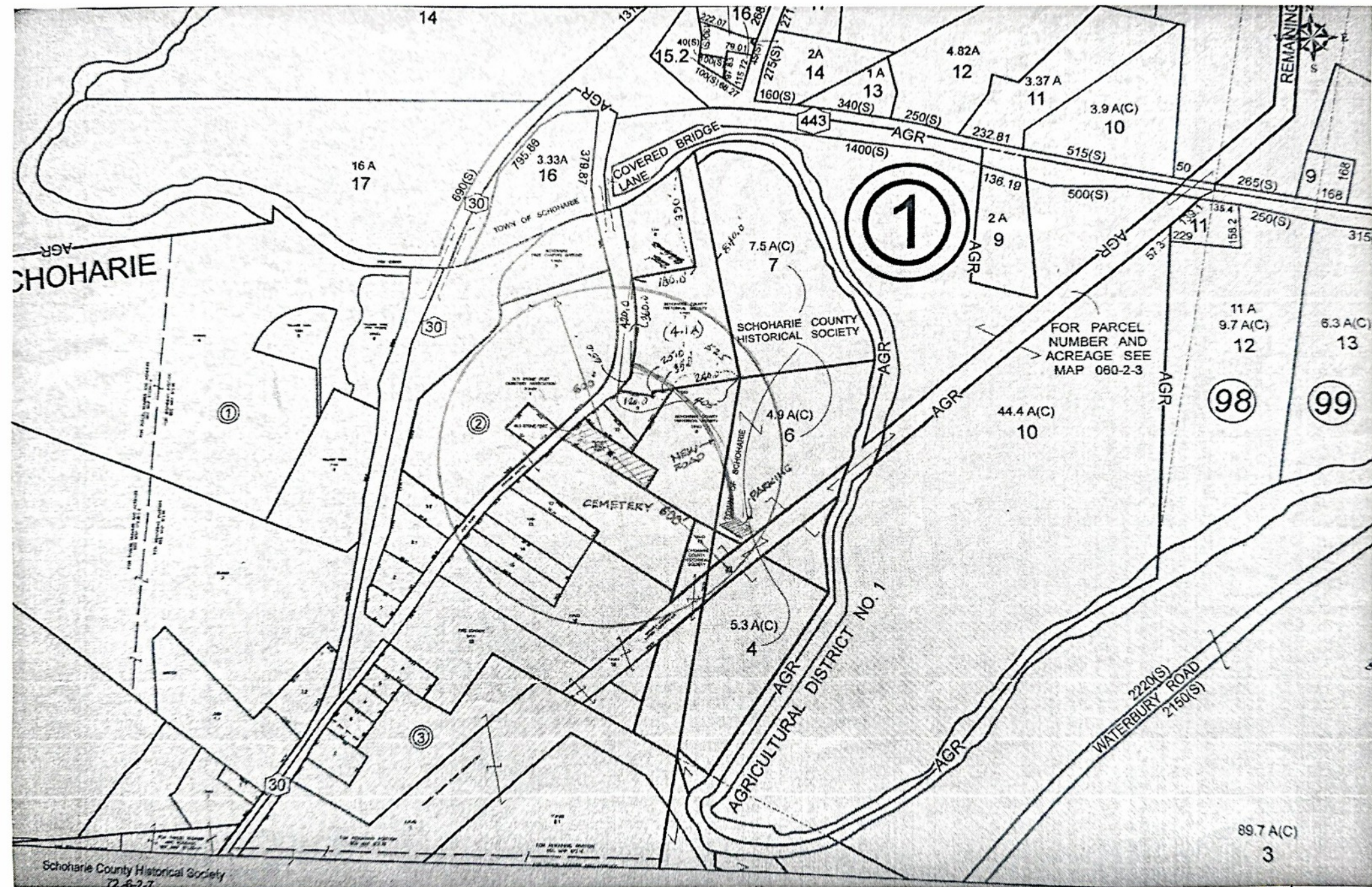
i : INTENSITY OF RAINFALL = $1.75''$ THE
ONE HOUR RAINFALL EXPECTED IN 5 YRS

(RUNOFF IN CU. FT/SEC.)

$$Q = .13 \times 1.75 = .240 \text{ ft}^3 \text{ PER SEC.}$$

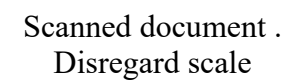
THE VOLUME OF RUNOFF FROM AREA TO
BE DRAINED. SEE FIG. 15.3 SHOWS VALUE
OF 9" DIAMETER OF DRAIN. FOR PURPOSES
OF FUTURE EXPANSION WE PROPOSE
A 12" ϕ DIAMETER PVC SCHEDULE 80
PIPE.

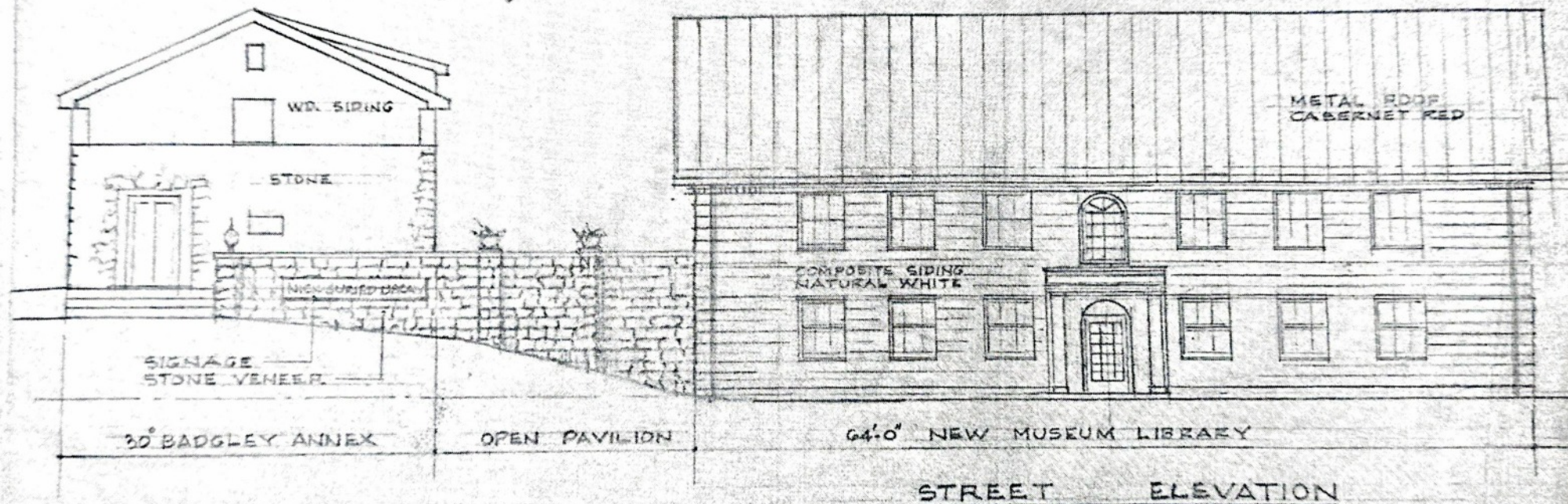
NOTE: FOR FURTHER INFO SEE PGS 177
THRU 181 REF: SITE ENGINEERING
PARKER & MAC GUIRE.

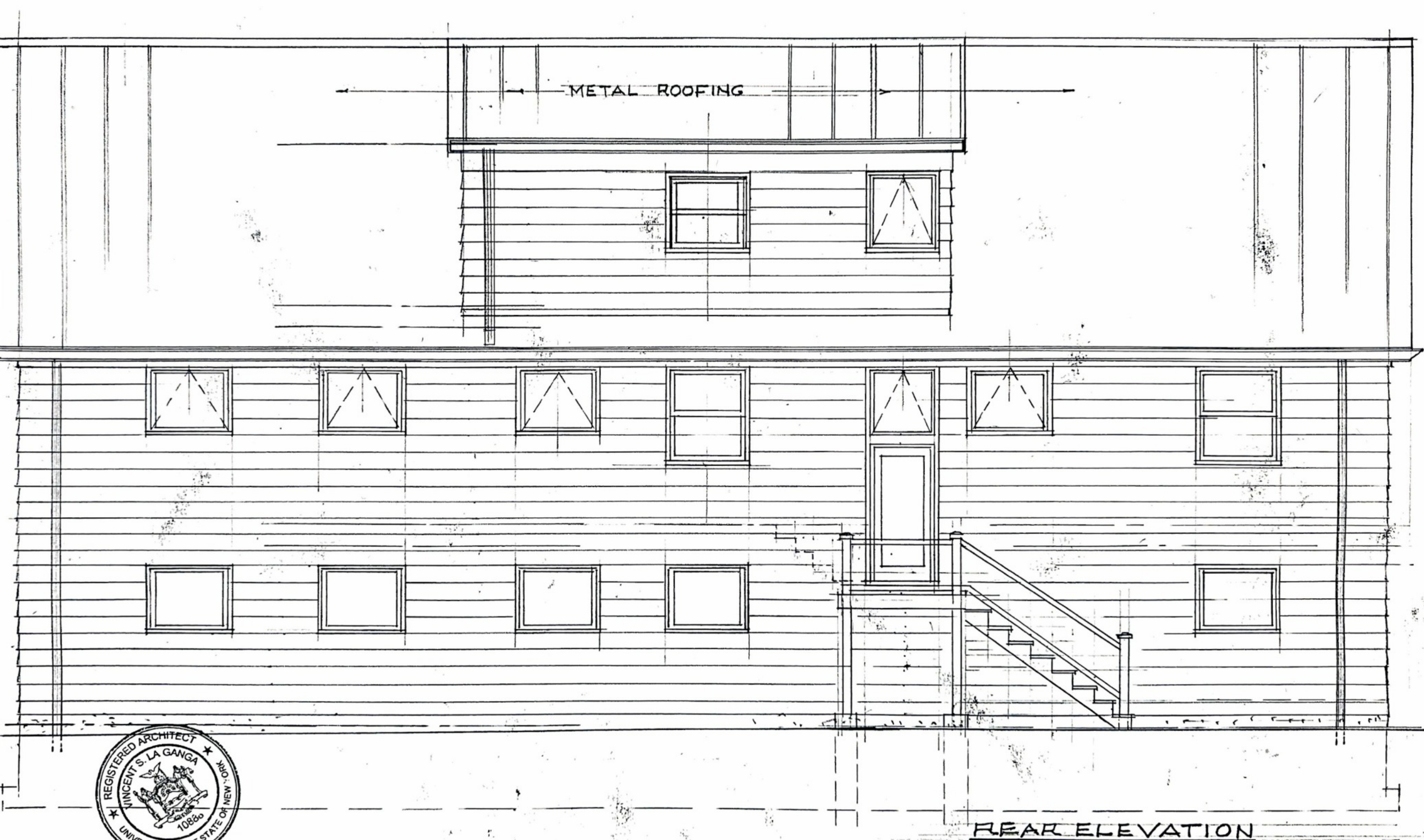


Schoharie County Historical Society
72-6-2-7

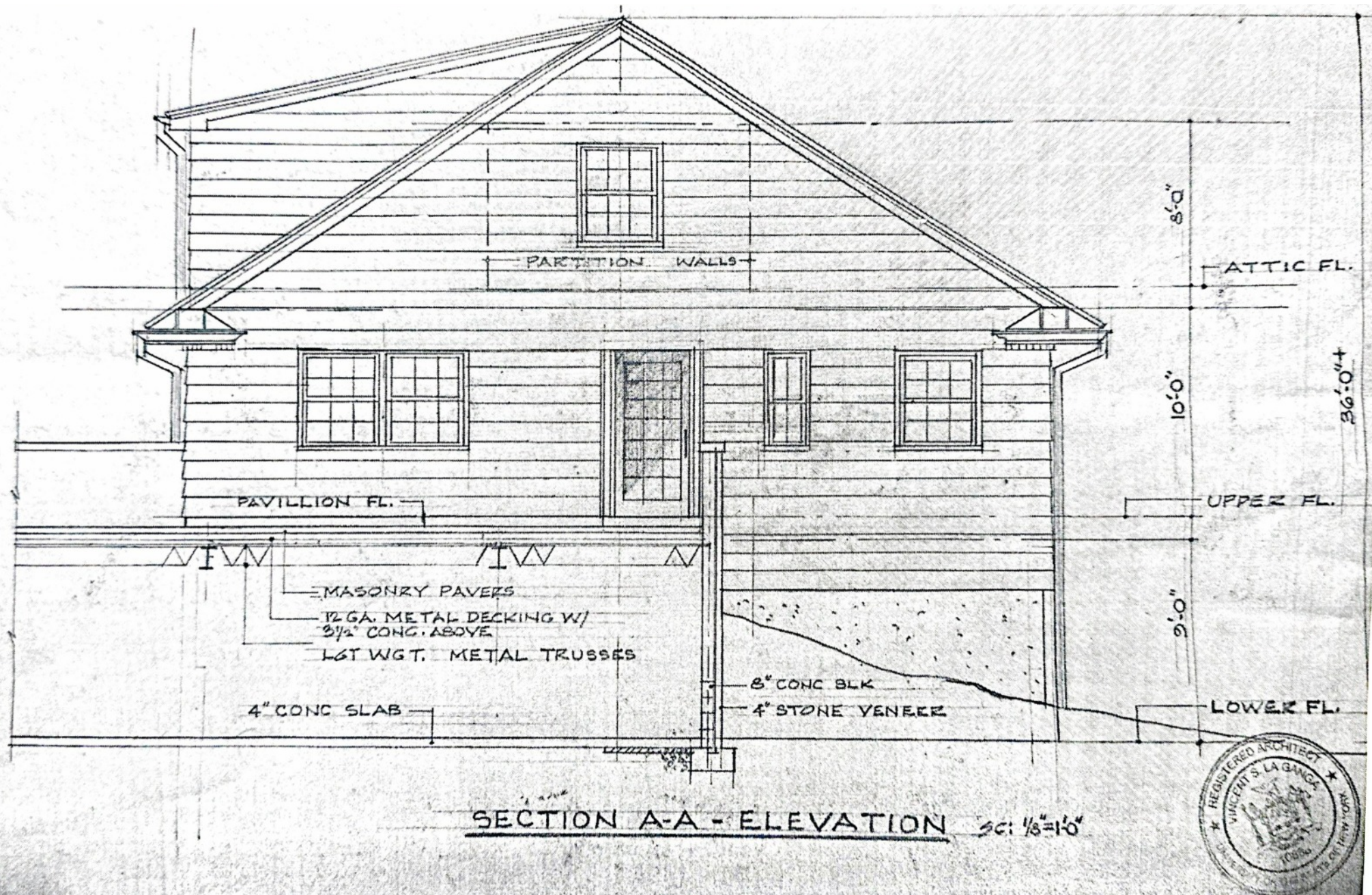
04/22/2024

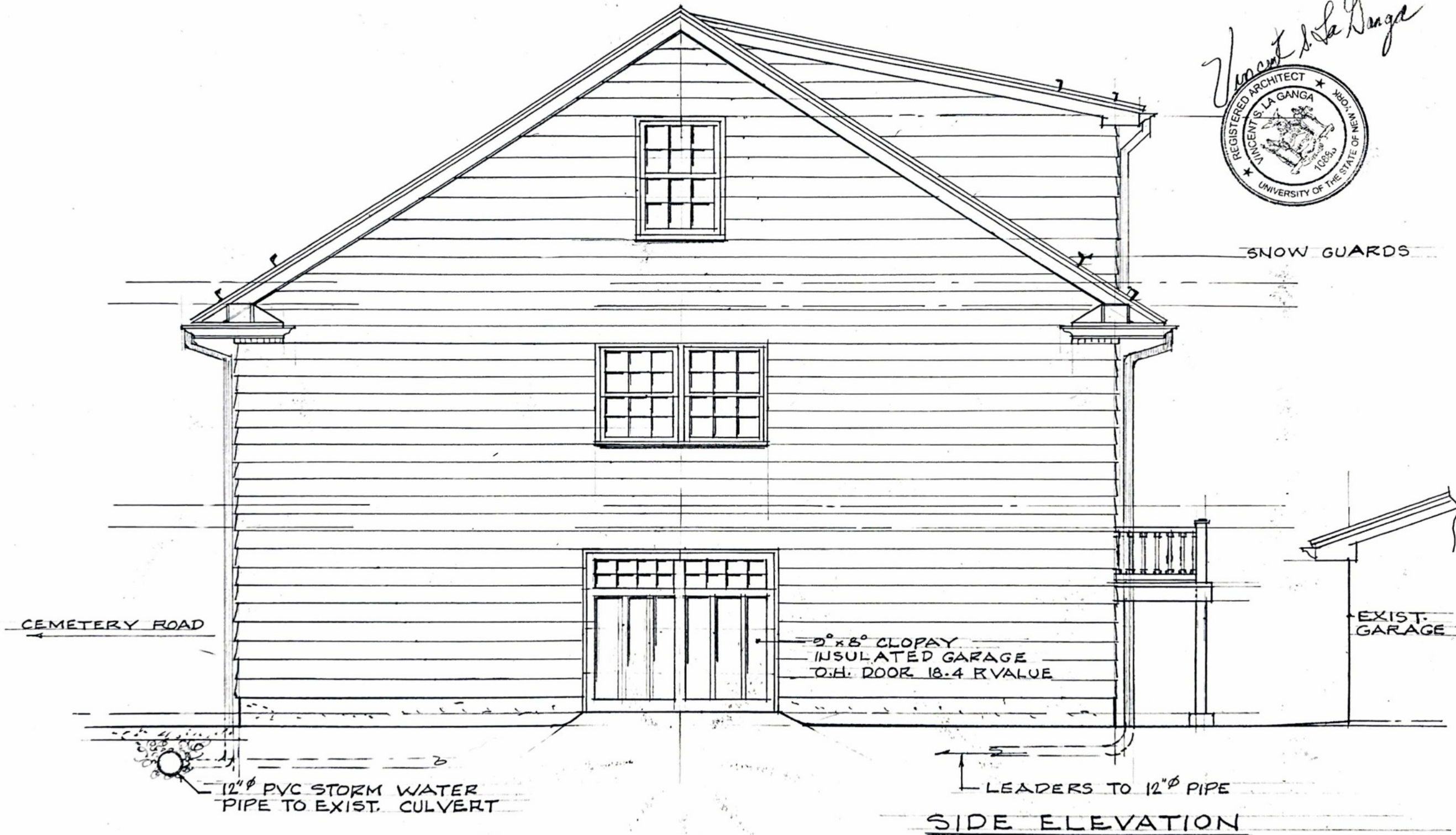


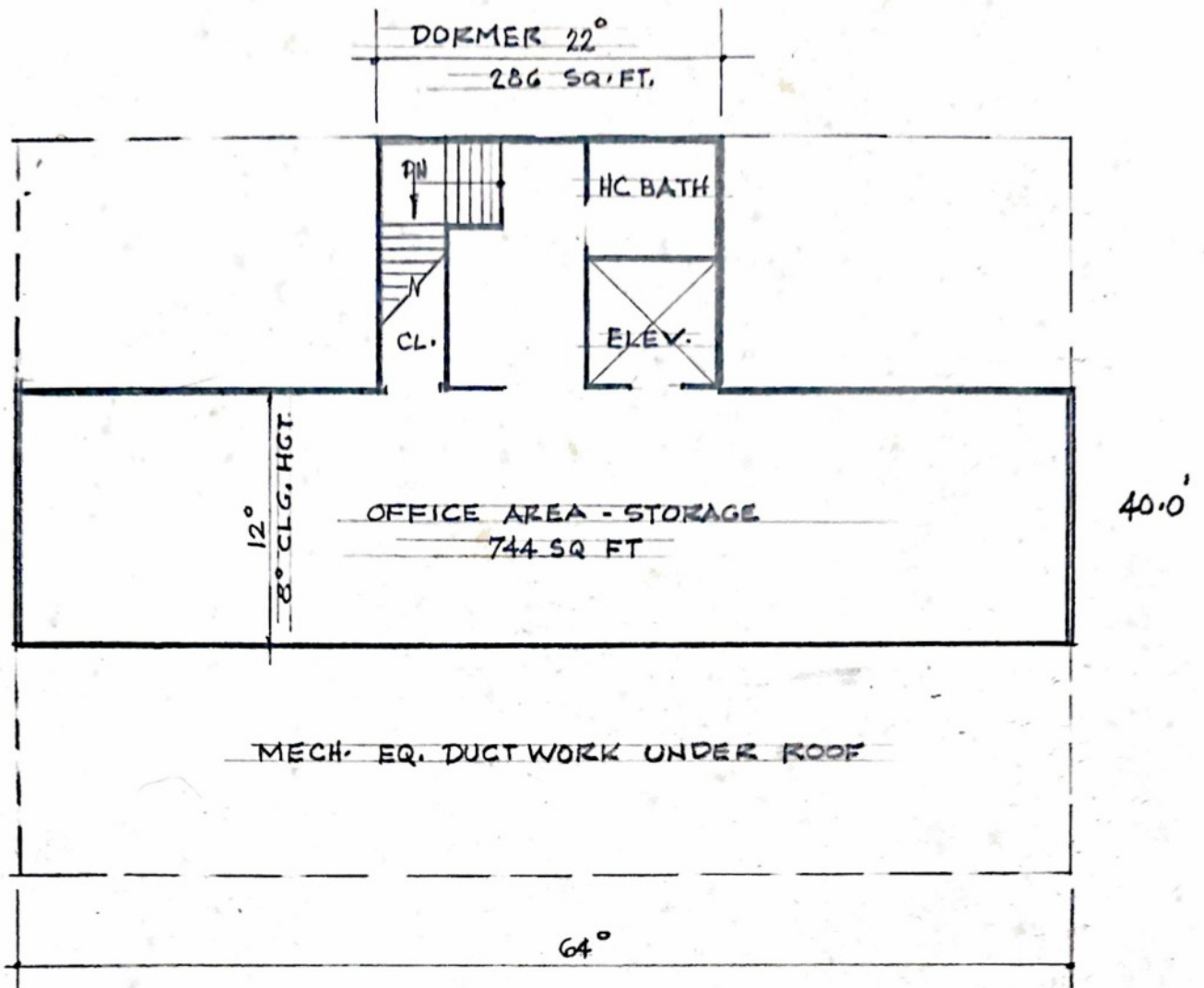




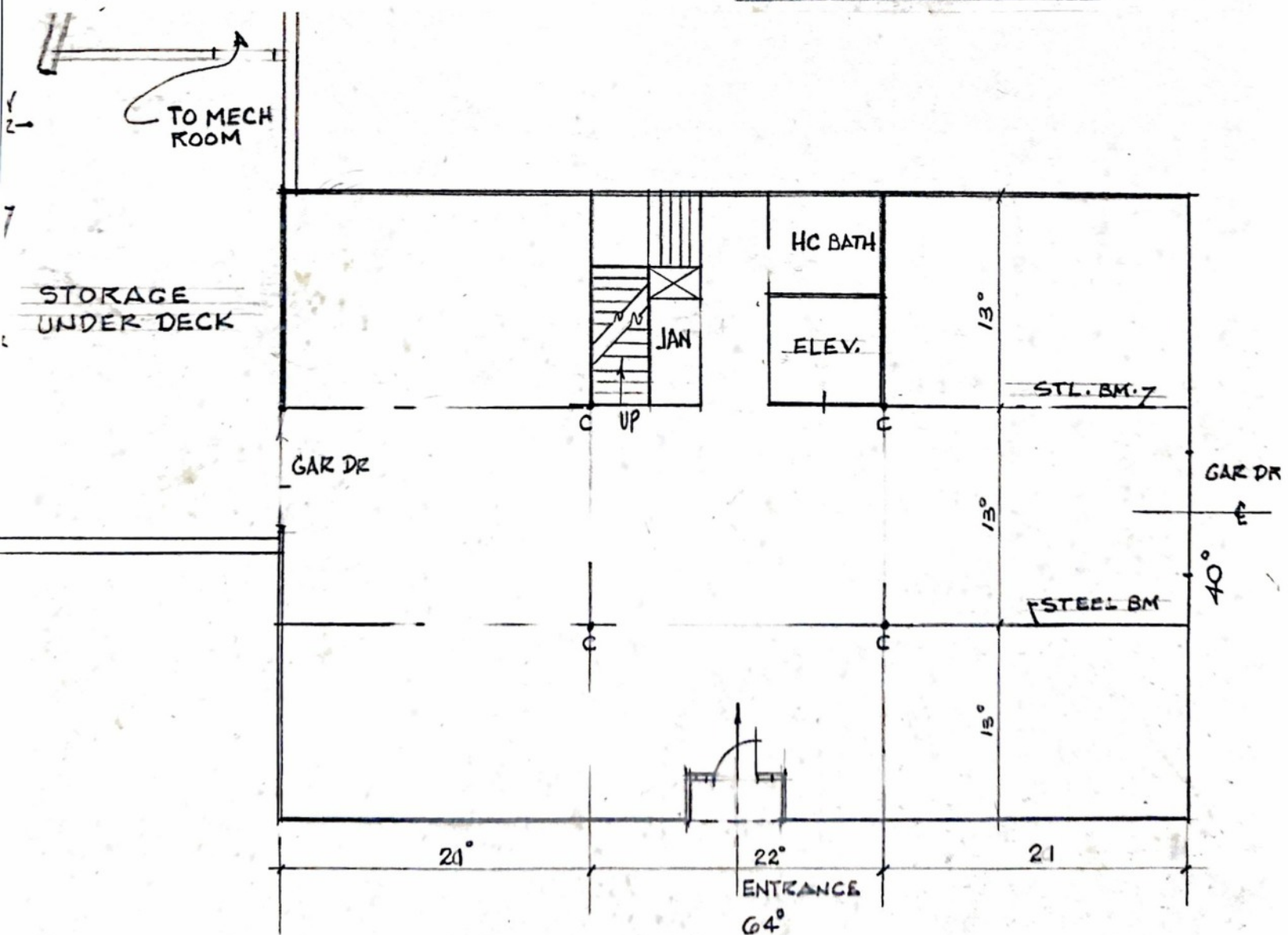
REAR ELEVATION



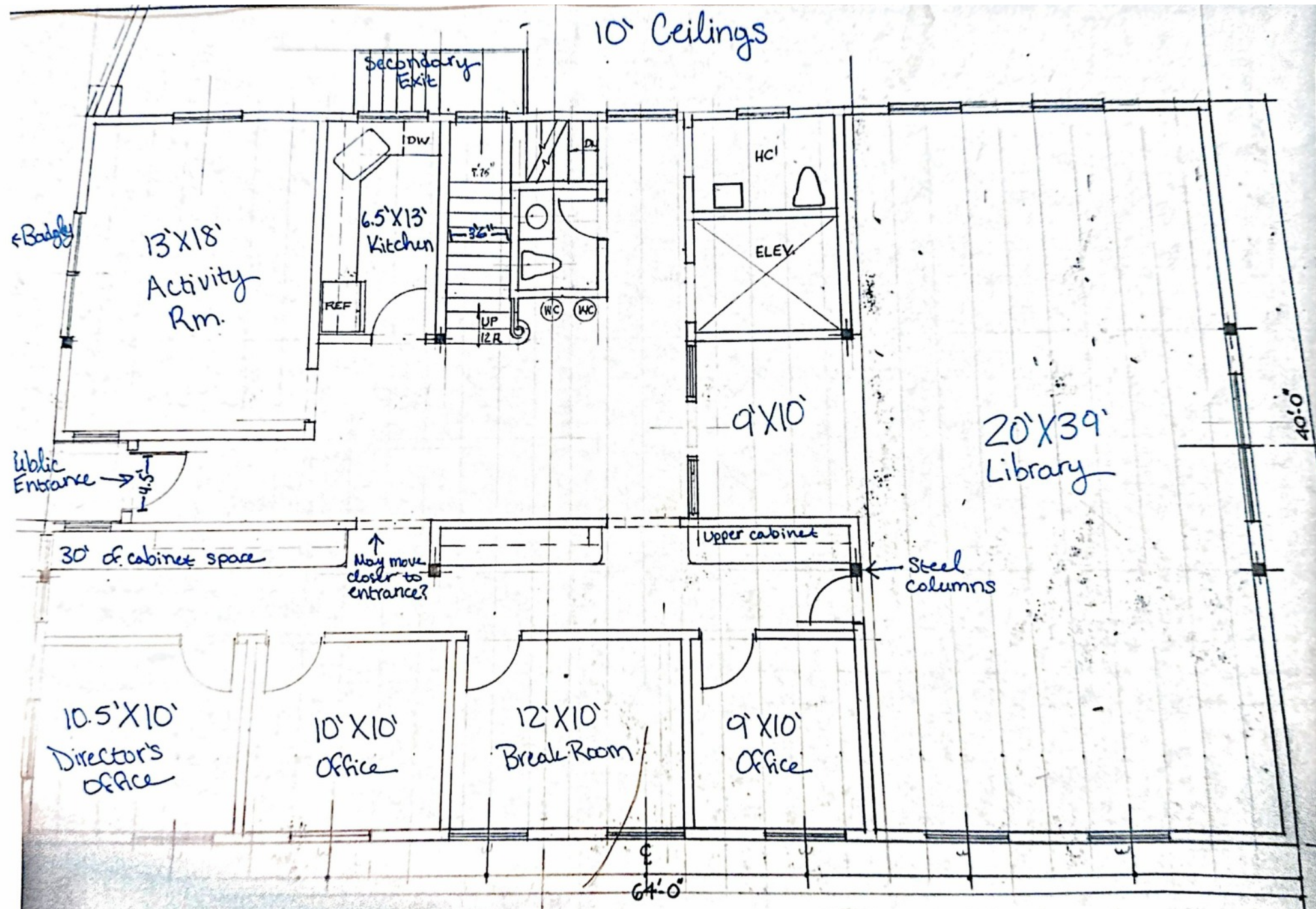


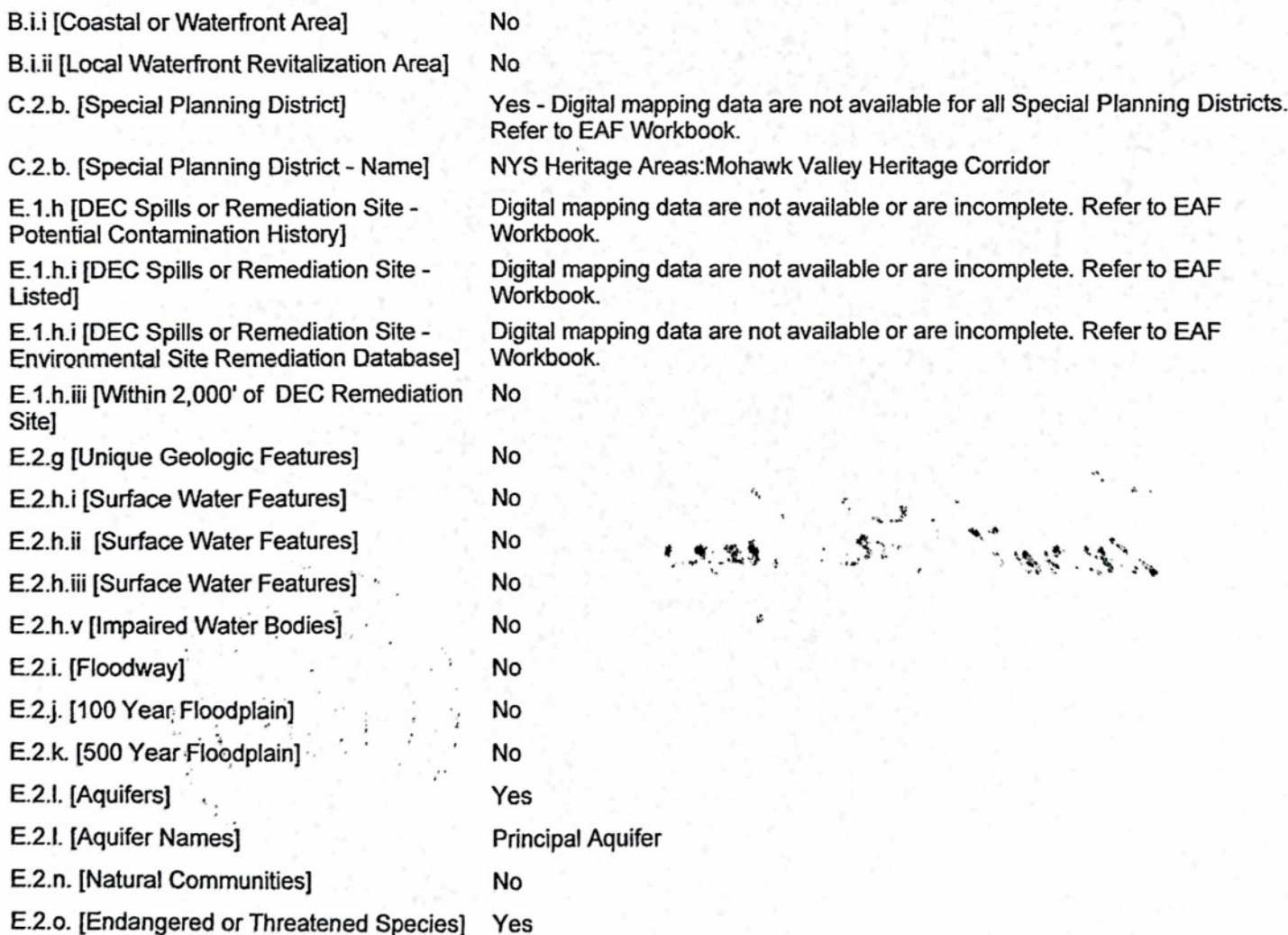


ATTIC FLOOR



LOWER FLOOR





E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Schoharie Village HD, Old Stone Fort
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SCHOHARIE COUNTY AGRICULTURAL DATA STATEMENT

Instructions: *This form must be completed for any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review that would occur on property located in an agricultural district or within 500 feet of a farm operation located in a NYS Department of Ag. & Markets certified Agricultural District.*

Town/Village of: Schoharie

Date: 4-6-24

Applicant Name: Curt Van Steele

Applicant Address: 915 State Route 443 Schoharie NY 12157

Owner Name *(if different from applicant):* Schoharie County Historic Society

Owner Address *(if different from applicant):* 145 Fort Road (PO BOX 171) Schoharie 12157

Type of Application:

☐ Special Use Permit

☒ Site Plan Approval

☐ Use Variance

☐ Subdivision Approval

Tax Map Number(s) of Parcel(s) involved in application: 72.6-2-11

Description of Project:

Construction of an additional building to be incorporated into the existing museum complex on property already owned by the Schoharie County Historical Society. This building will involve more visitors so parking on existing fields will be formalized to provide defined parking. Creation of an access road allowing for two-way traffic will provide the museum complex with its first means of entrance without use of right-of-way entrances. This road will also be placed on property already owned by the Schoharie Historical Society.

Check with your local assessor if you do not know the following:

Is the parcel within an Agricultural District? ☒ NO ☐ YES

Agricultural District Number: _____

Is this parcel actively farmed? ☒ NO ☐ YES

List Names and Addresses of all landowners in Agricultural Districts within 500 feet of your proposed project: None (see attached AG district map)

Signature of Applicant: _____

Curt Van Steele, president Schoharie County Historical Society



Schoharie County Planning Commission

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

This case documentation constitutes an official referral to the Schoharie County Planning Commission under New York State General Municipal Law, Sections 239-l, -m and -n. Please note that failure to provide complete information may delay the County's Planning Commissions ability to render a decision on the referral. Please contact the Schoharie County Planning and Development Agency at (518) 295-8770 for additional information.

Referring Municipality: Village of Schoharie

Referring Agency (please circle one): Legislative Board Planning Board Zoning Board of Appeals

Project Name: Zimmer Research Library and Nick Juried Museum Library Building

Applicant: Schoharie County Historical Society

Project Location: (PO Box 171) 145 Fort Road

County Tax Parcel Number: Section 72.6 Block 2 Lot 11

Parcel Size: .76 acre parcel is site of the new building Current Zoning: Residential in historic district

Square footage of existing building (if applicable): 0

Square footage after building expansion (if applicable): 2-½ story building takes 2,400 s.f. on lot (footprint)

Project Description: (attach additional pages if necessary) _____

A new 2-½ story museum library building and pavilion with 6174 square feet of conditioned space will adjoin an existing (1972) annex in the museum complex. Parking which already uses existing fields will be formalized with a small defined gravel section and a gravel two way driveway across this field will provide the museum complex with its first means of access without use of right-of-way cemetery & fire department entrances. These improvements will all be on property already owned and used by the Schoharie County Historical Society.

Type of Action (please circle all that apply):

Site Plan Review Subdivision Review

Area Variance Use Variance

Rezoning Special Use Permit

Adoption/Amendment of Zoning Ordinance or Local Law

Adoption/Amendment of Comprehensive Plan

Other authorization under provisions of zoning ordinance or local law (please specify) _____

Jurisdictional Determinant (project located within 500 feet of any of the following existing or proposed facilities)
(please circle all that apply):

Municipal Boundary

State or County Property

State or County Road

State or County Facility

State or County Park

County-owned stream or drainage channel

Farm in a designated Agricultural District

Other Recreation Area (please specify) _____

State Environmental Quality Review (SEQR) Status (please circle one):

Type I

Type II

Unlisted Action

Determination of Significance (please circle one):

Positive Declaration

Negative Declaration

Not Issued

Status of Local Approval:

Public Hearing Scheduled: YES NO If yes, hearing date: May 29, 2024 tentative date

Supporting Documentation Included With This Referral (please circle all that apply):

Location Map

Subdivision Plat

Municipal Application Form

Environmental Assessment Form

Project Narrative

SEQR Determination of Significance

Environmental Impact Statement

Other Site Plan, Floor plan, Elevations

Submitted by (form must be signed by one of the following: Code Enforcement Officer, Village Mayor, Town Supervisor, Board Chair, Board Clerk or Secretary, Town/Village Clerk, Town/Village Attorney):

Name: Thomas Hitter Title: Chair

Department/Agency: Village of Schoharie Planning Board

Address: 300 Main St. Schoharie, NY 12157

Phone Number: 518 421 6654 Fax Number: 518-295-8501

E-mail Address: Thitter54@Gmail.com

Date of Submission: 4/30/24

SUBMIT COMPLETED FORM AND SUPPORTING DOCUMENTATION TO:

Schoharie County Planning Commission

276 Main Street, Suite 2

PO Box 396

Schoharie, New York 12157

(518) 295-8770 / Fax (518) 295-8788

zacharythompson@co.schoharie.ny.us (email preferred)



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

May 1, 2024

Thomas Hitter, Chair
Schoharie Village Planning Board

Dear Tom:

Please be advised that the **Old Stone Fort Expansion Site Plan Review** meets the requirements of a local concern pursuant to Schedule A of the Local Board/County Planning Commission Agreement. This means the County neither recommends approval nor denial of this application, but considers the project's impacts to be primarily of local importance.

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, Planner
Schoharie County Office of Community Development Services



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

May 24, 2024

Thomas Hitter
Village of Schoharie Planning Board
300 Main St
Schoharie, NY 12157

Re: SEQRA
Zimmer Research Library and Nick Juried Museum Library Building Expansion
145 Fort Rd, Schoharie, Schoharie County, NY 12157
24PR03535

Dear Thomas Hitter:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the project is located within the State and National Register listed Schoharie Village Historic District. The Badgley Museum Annex and surrounding relocated buildings are considered "non-contributing", i.e. non-historic resources, within the Schoharie Valley District. We have reviewed the site plans, new building plans, and related information for the proposed new library expansion project.

We note that there are no archaeological concerns associated with this project. In addition, the proposed new construction and associated landscaping and parking appear to be appropriate to the surrounding historic district.

If this project will involve state or federal permitting, funding or licensing, it may require continued review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If you have any questions, I can be reached via email or at (518) 268-2164.
Sincerely,

Weston Davey
Historic Site Restoration Coordinator
Weston.davey@parks.ny.gov

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov
☐ 518-237-8643 ☐ <https://parks.ny.gov/shpo> ☐