

Village of Schoharie Planning Board

Jan. 22, 2026

Meeting Minutes

In Attendance:

Board members: Tom Hitter, Steve Babbitt, Dave Knoop, Mike Ullman

Board Consultants: Mike Harrington

Applicants: Depot Lane Housing team: Jason Dell (Lansing Engineering), Laura Koss (Re4orm Architecture), Mike Newman (CSD Housing), David Warren (Rehabilitation Support Services)

Public: Rebecca DeGroff

Chairperson Tom called the meeting to order at 7:00 p.m. We reviewed copies of the draft meeting minutes from the Dec. 02 meeting. After no revisions were suggested, Dave made a motion to approve the draft minutes, seconded by Mike, and the vote was 4-0 in favor.

Old Business: Open items

Tom updated the status of some open items left from the previous meeting:

- Establish a fee schedule for Floodplain Development Permit: The Code Enforcement Officer (Dave) serves as the village's floodplain administrator. The village presently has a floodplain development permit application, but no fee schedule. Dave had surveyed pricing for this type of permit at some comparable municipalities in the region and recommended that the pricing schedule be set at:

\$250 for a Commercial zone permit application, or \$100 for one in a Residential zone

Tom made a motion for the Planning Board to issue a Resolution endorsing this schedule and advancing it to the Village Board for their consideration. Mike seconded the motion, and the vote was 4-0 in favor.

Resolution: The Village Planning Board recommends that the Village Board adopt the fee schedule below for the Floodplain Development Permit (an existing village permit administered by the municipality's floodplain administrator, the Code Enforcement Officer):

\$250 for a Commercial zone application

\$100 for a Residential zone application

- Paper copies of the updated Property Line Adjustment Application form were distributed for each member to keep in their folder of checklists and application forms.

New Business: Depot Lane Supportive and Affordable Housing Development

CSD Housing presented its vision for redeveloping the old jail parcel on Depot Lane into an apartment complex offering a mix of supportive housing for independent-living disabled and affordable workforce housing. Concepts were revealed nearly 2 years ago, now the prep work has been done, and they are ready to proceed. Jason Dell from Lansing Engineering presented site plan drawings and described key features:

- The parcel is 6.79 acres.
- Entirely demolish the unused old jail structure
- Because this site is almost entirely in the FEMA special flood hazard Zone AE (100-year flood), a 5-6 ft pad of fill will be needed to raise the grade above the existing level to satisfy floodplain construction regulations. Alton Knapp will be consulting Lansing Engineering on the flood plain compliance details. The fill pad will only be beneath the building footprint, with most of the parcel's acreage (parking lots, open space) left at existing grade as open space.

SB 02/19/2026

- There will be a single 3-story, L-shaped apartment building, with its longer wing running East-West parallel and close to Depot Lane, with parking behind the building.
- 60 apartment units, a mix of one and two bedrooms, distributed over 3 floors, with some mixed-use office space on the ground floor for support service personnel.
- There will be 67 parking spaces, with 2 driveway access points onto Depot Lane.

Laura Koss, architect from Re4orm Architecture, described the building features:

- ❖ The total square footage of the 3 floors = 61,500 sq. ft.
- ❖ A central core, where the two wings join, will serve as the main building entrance and contain an elevator and set of stairs. There will also be a set of stairs at the end of each wing.

Housing Unit	Quantity	Estimated Square Footage
1-Bedroom	42	637-745
2-Bedroom	18	795-980

- ❖ 50% of the apartments will be reserved for supportive housing clients and 50% for workforce housing.
- ❖ 20% of the apartments will satisfy ADA bathroom design criteria.
- ❖ HVAC will be electric heat pumps.
- ❖ Because the supportive residents might have mild mental impairment, a commercial-grade sprinkler system will be used to mitigate fire safety evacuation concerns (sprinklers will even be installed in each closet).
- ❖ This building is modeled after one in Corinth.

Mike Newman, development director at CSD Housing, described which disadvantaged groups will be tenants, the minimum length of a lease, and why the scale (the capacity of the building) was set at 60 units.

- The mix of tenants will be 50/50 independently living disabled and workforce with incomes between 30 and 60% of the regional AMI (Area Median Income).
- The intent for this housing is long-term and perhaps ‘forever’; it is not homeless shelter or transitional homeless housing: the minimum length of lease will be 1 year. Their Schoharie apartment will become their long-term home.
- Funding for this development is through HCR (Housing & Community Renewal), a state agency, and won’t be the Section 8 housing assistance program (HAP) voucher, which is a federal gov’t program (HUD).
- The scale of the building was set at 60 units because it is the “sweet spot” which appeals to investors looking to purchase tax credits, it is large enough to pay for desired design features and provide some economies of scale, and CSD has considerable experience with this size (see complex in Corinth, a comparable small village.) A smaller scale building might not be financially feasible.
- Although they have not yet pursued a PILOT for tax relief, most of their developments have ended up requesting and obtaining one.

David Warren, manager at RSS (Rehabilitation Support Services), added some details:

- Once constructed, RSS will operate and manage the building.
- He estimates there will be 6 – 8 support staffers (full time equivalent) when fully in operation, distributed to best satisfy 24/7 demands.
- As a bald estimate, he estimates maybe 18 school age children (1 per each of the 18X 2-bedroom apartments).

Needed land use permissions for this development:

1. Site Plan Review
2. Special Use Permit for multifamily mixed use

SB 02/19/2026

3. Area Variance for Housing Unit Density

Constitution Pipeline Intervener: The Constitution Pipeline project has been resurrected. Although the pipeline would not cross through the village, its route across Schoharie Hill, Wetsel Hollow, Terrace Mtn, Oak Hill and Barton Hill is close enough that we would like to stay informed. Whenever any powerful distant government agency suggests taking more rural land by eminent domain for projects that provide minimal local benefit, local residents and landowners become concerned. Anyone can register as an 'intervener' in the ongoing approval process, which adds your name to a list for future status updates. FERC is a distant federal agency and very remote from the public. A notice from The Waterfall Center for Bioregional Learning explained this; Dave made a motion that we apply for intervener status; seconded by Mike; and we voted 4-0 in favor.

Meeting adjourned at 8:30 p.m.

Future Meetings: To Be Determined

Respectfully,
Steve Babbitt

SB 02/19/2026