

Village of Schoharie Planning Board

Sept. 16, 2026

Meeting Minutes

In Attendance:

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

Board Consultants: Dave Brennan, Mike Harrington, Nan Stolzenburg

Applicants: Dr. Elbially, Rob Stout, Jason Dell

Public: None

The chairperson called the meeting to order at 7:00 p.m.

The 3 board members present (Dave K. had not yet arrived) reviewed the draft minutes from the previous Aug. 04 meeting. Tom made a motion to approve the minutes with no changes, was seconded by Dave, and the vote was 3-0 in favor. Dave K. arrived just after this vote.

Old Business: Mainbridge Commons

Dr. Elbially had dropped Crawford & Assoc. and employed Lansing Engineering as his engineering firm. The summer had elapsed as Lansing assumed responsibility and proceeded with the design changes. On Sept. 11, they delivered a revised drawing & document package to the Village. Jason briefed us on the design changes. The layout of structures on the site plan remains the same, and most changes were small adjustments that an untrained eye would not notice. One noticeable change was the elimination of the gravel wetland between the apartment buildings and Hilgert Creek.

- Widened fire truck access lanes and turn radii;
- Widened sidewalk widths to be handicap accessible;
- Eliminated (8) rainwater collection cisterns;
- Adjusted the parking spaces, resulting in a reduction from 260 to 245 spaces;
- Up-sized stormwater piping from 6- or 8-inch diameter to 12 inch;
- Adjusted the fill pad height from ½ foot to 1 foot higher, with corresponding increases to the building FFE's: the commercial building FFE increased from 612.5 to 613.0; the townhomes rose from 612.5 to 613.5; and the 3-story apartment buildings rose from 612.5 to 614.0;
- A stormwater overflow pipe was added that drains out to the Rt. 30 highway system (DOT);
- The water main along Furman Dr. that will service the 2 new fire hydrants was shifted slightly from beneath the present sidewalk to its buffer strip.

Rob Stout distributed copies of a revised dwelling unit calculation, based on clarifications of rules and corrections of errors, which reduces the unit density from 9.21 to 8.98 dwelling units/acre. The Zoning Board had granted an area variance using the 9.21 number, so the lower number is even better. We discussed whether this correction would invalidate the variance ruling and require a new variance submission. The prevailing opinion, with input from consultants and Code Enforcement Officer, was that this change was harmless-enough to not warrant expending further resources, just to include the revised calculation document in the record.

Accessory parking lot comes first: A clarification to the phasing notes specifies that the accessory parking lot on north side of Furman Drive must be operational before the existing parking area at the NW corner of the Commons lot is consumed by the phase 1 grading & filling.

Dental Building Façade Changes: Jason displayed revised elevation drawings of the commercial building's façades. The architect has reduced the number of gabled parapets above several of the rowhouse segments along the south-facing (parking lot) side, exposing the backbone pitched roof, and has added decorative trim in the form of 'soldier courses' of brick lintels and aprons to all the windows. The board requested that a third color of brick be used for the lowest courses visible above grade to simulate the stone foundations and add a visual line break between bottom of siding and grade surface.

Sept 23, 2026

SB

A decision is near: The board is nearing a decision – a site plan/special use permit approval, with conditions. Some probable conditions will be:

- A requirement to seed the phase 2 area surface if the start of phase 2 is delayed longer than a reasonable time period;
- Granting an easement to village for connecting the end of the sewer line near the NE driveway entrance to Furman Dr to existing village sewer line beneath Furman;
- Creating an Operations & Maintenance Manual with in-service inspection requirements for the sanitary sewer and stormwater systems;
- Creating Emergency Evacuation Plans for the buildings
- Establishing an escrow account to pay for replacement of landscaping plants which die during the first 5 years.

Motion to draft an Approval Decision: Tom made a motion for Dave B. to begin drafting an approval decision with conditions. Mike H. to assist Dave and to continue with comments on the Sept. 11 drawing release.

CSD Depot Lane Housing Project: Tom indicated that CSD will deliver a revised drawing/document package on Sept. 29 and will present it at the Oct. 06 meeting. We discussed with Jason a request for a HEC-RAS flood inundation computer simulation model, which their flood engineering consultant Alton Knapp felt was not necessary. Our engineering consultant and the Code Enforcement Officer both felt the proximity to residences and the adjoining stream call for the more detailed assurance of a study. Jason will discuss with CSD team. We discussed which of the two density standards from LUL Table 2-7.1 was applicable, the number of principle buildings per area (intended for commercial use applications) or the number of dwelling units per area (intended for residential use applications). Also, we discussed how should supportive housing be classified—it is not defined in our LUL. Because this project is half supportive housing and half workforce affordable housing, there is uncertainty. The prevailing opinion was that the fundamental function of the structure is to serve as a residential apartment building, so the dwelling unit standard should apply. That said, the next step should be for the applicant to obtain the variance from the Zoning Board, then return to the Planning Board.

We discussed some limited comments received from host communities of existing similar CSD housing developments pertaining to impacts to their public services. Tom was to brief the Schoharie County Board of Supervisors later in the week and gauge their feelings about a Community Service Agreement or utilizing the two existing accessory buildings on the site for a sheriff's satellite outpost and public works equipment storage.

The meeting adjourned at 9:58 p.m.

Next meeting: Wed. Oct. 06 7 p.m.

Respectfully,

Steve Babbitt

Sept 23, 2026
SB