Village of Schoharie Planning Board

Oct 06, 2026

Meeting Minutes

In Attendance:

Board members: Tom Hitter, Steve Babbitt, Tim Repicky, Dave Knoop, Mike Ullman
Board Consultants: Dave Brennan, Mike Harrington, Nan Stolzenburg
Applicants: Mainbridge Commons team: Dr. Hazeem Elbialy, Terresa Bakner, Jason Dell; CSD Housing team: Mike Newman, Corey Auerbach, Jason Dell, Laura Koss, Christine Nealon
Public: Chris Spies, 2?

Tom called the meeting to order at 7:00 p.m. Tim had returned from deployment and resumed his position on the Board. The draft meeting minutes from the previous Sept. 16 meeting were reviewed and no corrections were suggested. Tim made a motion to approve the draft minutes, seconded by Mike, and the motion was approved 4-0 in favor (Dave K had not yet arrived).

Old Business: CSD Housing Depot Lane Housing

The village had received a drawing revision package dated Sept. 29. Before the CSD team presented the changes, Tom read a frank statement which complimented the improvements made to the façade of the apartment building to reduce its mass and scale, and blend with neighborhood character, but expressed reservations about the single large building structure satisfying the vision and intents of the LUL and Comp. plan, which emphasize smallness in multifamily building structure. This provoked an emphatic response from Corey- the design team had expended considerable effort in redesigning the façade to address these concerns. The multifamily apartment complex clearly satisfies the Comp Plan goal of adding affordable housing to address a housing shortage. An apartment complex of multiple smaller apartment buildings isn't economically feasible and isn't an option, but that the single building is feasible. The design criteria in LUL sect. 3.5 allow the Planning Board to exercise judgment when applying the standard: "Multi-family structures shall, to the maximum extent *practicable*, be similar in scale and resemble single family residential units, but with multiple doors." He suggested the Board act now with a denial vote if we consider the single 60-unit apartment structure as unacceptable, rather than have them continue to expend time and resources in what would ultimately be a futile effort. He requested the Board vote then and there on the single building option, which the Board declined.

Subdivision for Schoharie Co. to retain storage structure: CSD is willing to cede the western edge of the parcel, which hosts an existing public works vehicle and equipment storage structure to Schoharie Co. A subdivision must occur to split off the land; whether the subdivision occurs during Schoharie Co. ownership or after it is owned by the applicant hasn't been determined yet. Schoharie Co. has no desire to possess the existing small accessory structure in the NE corner of the parcel for future use by the Sheriff's Dept.

Board member Dave K arrived at this point in the meeting.

Motion to Grant Exemption from the SEQR Process: Corey requested that the Board grant an exemption from the SEQR process. Mike made a motion that we issue a resolution to grant the exemption, seconded by Tom, with the vote 4-0 in favor with 1 abstention. "The Schoharie Village Planning Board confirms that the CSD Housing 157 Depot Lane Housing Development satisfies the criteria of Environmental Conservation Law ECL 8-0111 (5-a) for a statutory housing exemption, ending further SEQR review. Many of the impact categories listed in the EAF form remain as subjects to be reviewed during the site plan review and special use permit examinations."

Site Plan Design Changes: Jason presented the changes appearing in the Sept. 29 revision:

- The western edge of the lot will be subdivided and remain owned by Schoharie Co. with the existing structure to continue serving as vehicle & equipment storage for the Highway Dept.
- The building and underground infrastructure were shifted about 10 ft eastward to avoid problems with the locations of existing pipes

SB 11/23/2026

APPROVED

- Curb islands with landscaping were added to the parking lot
- The playground north of the apartment building was detailed more thoroughly
- The dumpster location was shifted
- There is now a single main driveway onto Depot Lane
- Signage and sidewalk were improved and detailed

Entry Security for Apartment Building: Laura described the security controls and entryway locations: The main entrance into the building will be from the parking lot side into the central core segment, where there will be a desk staffed 24/7. Residents and support staff will have a key fob to unlock the door. The entryway facing Depot Lane for visitors approaching on foot will have locked doors monitored and controlled by the central desk. Visitors can request entry via a doorbell intercom microphone or camera, then would walk a corridor to the entry desk vestibule.

Emergency Evacuation Plan: RSS has a portfolio of plans in effect at existing similar housing developments that can readily be adapted to suit here.

Old business: Mainbridge Commons

Jason presented changes made to address comments from the Sept. 16 meeting:

- A dark-colored brick 'foundation' has been added
- The existing Furman Dr sidewalk, dilapidated, will be demolished and replaced, not spot repaired.

Mainbridge Commons Development Approved with Conditions: Dave B, with assistance from Mike H, had prepared a draft resolution for approval with conditions of the requested permissions: site plan review, special use permit, and subdivision. The board members reviewed the list of conditions and were satisfied. Steve made a motion to approve the draft resolution, which was seconded by Dave K. The vote was 4-0 in favor, with 1 abstention.

No date for the next meeting was scheduled.

Meeting adjourned at 8:15 p.m.

Future Meetings: To Be Determined

Respectfully,

Steve Babbitt

SB 11/23/2026

APPROVED