

Village of Schoharie – Regular Board Meeting Minutes

July 7, 2025

Presiding: Mayor Colleen Henry

Present: Trustees Johnson, Medak, DeGross and Palmer, Clerk/Treasurer Leslie Price, Teresa Bakner from Whiteman Osterman and Hanna LLP, Pete Lindemann From The Times Journal, Diana Bell Jackson, Mary Kruger, Darlene Patterson, Marcia Fletcher, Andi Li, Ezra Cornwall, Chris Zheng, Sam & Chong Chew, Qz Hao Li, David Knoop, Tom Hitter, Christopher Knox from Crawford & Associates Engineering and Land Surveying, Floyd Guernsey and Harrison Scott

Excused: Deputy Clerk/Treasurer Debra Byrne

Board Meeting

Meeting brought to order by Mayor Henry at 6:33 PM

Pledge of Allegiance

1. Privilege of the Floor:

- a. Floyd Guernsey presented his Agribusiness Proposal to the Board presenting his plans for constructing greenhouse/grow barns for marijuana plants. He is planning to construct between 8-12 barns, 50 ft X 100 ft on the fields between his office and the Library. The buildings will be sealed, have heat pumps, contained in two rows over ten acres and set back 30 feet. Floyd will be leasing a portion of his land to the company that will be building the greenhouses for a ten-year period. They would like this project to be up and running before winter.
- b. Darlene Patterson reminded the Board that the Lily Festival is on July 12th, she hopes everyone will attend. Darlene and Mary Kruger asked about the trees on Main Street. Mayor Henry and Trustee DeGross are working on a plan. Darlene asked about the Jeremy May case and the Mayor explained it's in the courts.

2. Public Hearing was opened at 7:15PM

- a. Teresa Bakner, Attorney with Whiteman Osterman and Hanna representing Mainbridge Commons discussed the current plans for this project. In order to ensure adequate parking for his dental office, Dr. Elbaly requests that this strip be rezoned from Residential to commercial to conform with the zoning for the larger Mainbridge Commons property, with which the smaller parcel will be combined. In addition, Teresa Bakner and Associated explained that this parcel will be elevated by approximately four feet to satisfy the 100-year flood zone requirements. Two people asked about the impact of storm water on adjacent properties. It was explained that storm water will be carefully managed onsite with retention ponds to protect neighbors and that special attention will be given to protecting the integrity of the driveway servicing the Ballard property on the south side of the property. The gravel road will remain and continue to serve as an accessory road for the fire department vehicles for the rear or east side of the Birches property. As per the Village Attorney, David Brennan, this Public Hearing Meeting will be kept open.

3. Minutes

- a. Review and Motion to approve June 10, 2025, Regular Board meeting Minutes and June 18, 2025, Employee Meeting Minutes.

Motion made by Mayor Henry, second by Trustee Johnson unanimously carried to approve June 10, 2025, and June 18, 2025, Employee Meeting Minutes.

4. Bills and Bank Statements review and sign.

5. Abstracts and Bank Statements:

- a. General \$ 15,535.96 (June 11, 2025- July 7, 2025)
- b. Water \$ 10,004.60 (June 11, 2025- July 7, 2025)
- c. Sewer \$ 78,855.57 (June 11, 2025- July 7, 2025)
- d. Pool \$ 1,191.05 (June 11, 2025- July 7, 2025)

Motion made by Mayor Henry, seconded by Trustee Johnson, unanimously carried to approve payment of the invoices and the approval of the Abstract Amounts.

6. Clerk/Treasurer Leslie Price requested a Motion to transfer \$80,000.00 from NYCLASS Water Improvement Acct to Sewer Account SOS GMM

Motion made by Mayor Henry, seconded by Trustee Johnson, unanimously carried to approve the transfer of \$80,000.00 from NYCLASS Water Improvement Acct to SOS GMM..

7. Incoming Correspondence:

- a. N/A

8. Outgoing Correspondence:

- a. N/A

9. New Business:

- a. Climate Smart Initiative – Board to review. Mayor Henry informed the Board that they do not have to move on this right now. Mayor Henry will send information on this to the Board.
- b. Joe Redmen Hiring – Clerk Leslie Price is to contact Joe Redmen to ask if he would be willing to be a contracted employee for the village for administering permitted copper sulfate to our water system to eradicate algae two or three times per year.

10. Old Business:

- a. SCVOA update – The Village of Schoharie hosted the last meeting which was successful. There were some changes made to the by-laws and meeting dates. A copy of the SCVOA Minutes will be sent to the Board.
- b. The Village has applied for four public projects from DRI. These are the Grand Street Pocket Park, Living Spring Street including sidewalk improvements up to the Palatine House Museum, improvements to the Public Swimming Pool, and branding and marketing for the Village. In addition, a number of smaller projects totaling \$1.6 million have been accepted. The projects recommended for consideration is a total of \$22 million, but only \$10 million will be approved. The next Open House will be on August 4th at 5:00PM at the Lutheran Church. The public is welcome to attend.

11. Other

- a. Sewer Replacement EFC Grant deadline is September for \$325 million. Mayor Henry is completing the application.
- b. The Village must formally request that the Village Planning Board provide advice and recommendations on the Mainbridge responding request.
- c. The Empire State Infrastructure Program awarded Schoharie County \$350,000 that may be used by the Village for infrastructure related to the Mainbridge project.

12. Adjourn

Motion made by Trustee Palmer seconded by Trustee DeGroff unanimously carried to approve adjourning the Board Meeting at 8:12 PM

Respectfully Submitted,
Leslie Price
Village Clerk/Treasurer

Approved