

## Schoharie Village Zoning Board of Appeals

2/3/25 start 7:00pm

Attendees: Jess Kirby, Melissa Cooper, Ken Kio, Amy Foland, Joe Mann, Steve Babbit, Dave XXXX, Mike Ullman, Shane Nickle, Mike Harrington, ATTORNEY ???, Martin – attorney's intern

- Pledge of Alliance
- No meeting minutes to review
- New Business:
  - Remove Jenny Flagler from agenda – referred to County Planning Board (CPB)
    - Needs a completed application before VZBA presentation
  - Main Bridge Commons project
    - Coordinate with CPB first
      - need to present to Village, County, Town, CPB, DEC and DOH
    - CPB is the lead agency - due to on location (State Highway 30)
    - Application has to be complete before going to ZBA
      - Site plan with a 1000' view
      - Areas that need a variance form from CPB – needs to pass 5 part test
        - Relief from dimension requirement
          - i.e. Set back or height
        - Environment Form (SEQRA)
          - ZBA can defer until the SEQR decision is made
            - SEQR – 18 questions to ask, attorney to review with CPB - can determine if there is an issue or no issue – can be started with site plan and application submission
          - Housing density Request – normal 4 units per acre
    - Completed application needs to have negative declaration of SEQR, referral and decision from CPB
      - Once application is completed
        - Initial presentation to ZBA
          - Can be presented to both ZBA and CPB at the same time
            - If all looks ok set date for public hearing
            - Or request more information - Mike Harrington (engineer needs to give his ok before public hearing can take place
        - Public Hearing
          - A joint public hearing with CPB and ZBA is an option with or without public comment
            - With public comments
              - Sign in sheet
              - If attendance gets too big and not all the attendees have a chance to voice their opinion – you can leave meeting open for 2 weeks and request written questions or comments can be submitted
            - Without public comments - presentation and information sharing only
          - All decisions need to be in writing – approvals or denials and why
        - MBC has committed to have the application completed by end of February

- Other notification
  - Dave will give MBC attorney a heads up on Comprehensive Plan Changes
  - Historic District location – MC is a Type 1 Action
    - Falls under SEQR – they must apply for SHIPO
  - Variance made for Birches – ZBA needs to consider the variance approved for that parcel – not required to approve same request but should be given fair review
- Other discussion
  - Shane has a local concern list – will send to Jess
  - Ken Kio looking for the definition of sub-division for Village. Dave will look for it and send over, Shand will also look
  - ZBA needs a new two forms to collect basic information – Shane has template and will send over to Jess
    - Area Variance Request form
    - Usage Variance Request form
    - If the ZBA sees an issue with a Use Variance request, we can vote NO and advise applicant before they spend time and money (SEQR doesn't need to be completed if ZBA will deny)
  - Comprehensive Plan is in draft now – how does that impact ZBA - document is for guidance it is not law
    - Available on the Village website
    - If there are any changes to the Land Usage Law – the village board will be advised
    - Dave will ask Ann if any major changes are being made

Meeting ended 8:29pm