

Schoharie Village Zoning Board of Appeals

March 13, 2026 start 6:36pm

Attendee: Jess Kirby, Melissa Cooper, Amy Foland, Samantha Ballard, Dave Brennan, Mike Harrington, Tom Hitter*, Mike Ullman*, Dave Knoop*, Steve Babbit*, Theresa Baker, Brian Messana, Jason Ballard, Collen Henry (*joint meeting with Planning Board members)

Approved minutes from November 17, 2026 meeting – 3-0 (Amy, Melissa, Jess)

MainBridge Commons Review

Theresa reviewed current approval and permits

- Parks & Recreation , DEC issued freshwater wetlands permit, Schoharie County Planning Board recommended the Village to approve, Village Board of Trustees acted to rezone long skinny parcel from residential to commercial, Firehouse signed off on access road and hydrants placement
- Site redesign to eliminate underground garage and add more parking spaces. New rendering of building – center bldg will look like town houses and have 2 less units, end bldg. has 2 more units (no overall size change)
- No change to height of fill with the removal of underground garage
- 265 parking spaces (changed from 288)
- Phase 1 includes
 - Removal of trees on property (needs to be completed by 3/31)
 - Demolition of old Great American building
 - New parking lot behind Raleigh property
 - Current overflow parking will go to here
 - Commercial building built and finished on outside, only 25% will be finished and used initially – balance for future expansion
 - Main parking lot
 - Emergency access to Birches
 - Back portion for future apartments and parking will be gravel
- Construction timeline
 - Phase 1 -start in Spring 2026 - 18-24 months
 - Phase 2 starts immediately after Phase 1 completion
 - Townhouses
 - Phase 3 immediately following Phase 2 completion
 - 12 Units in back row
 - Full completion within 5 -6 years max
- Request for ZBA approval on:
 - Residential variable density variance
 - 5.43 acres (both parcels) - 44 units = 8.1 units per acre
 - Commercial bldg. – 4.7 acres = 9.2 units per acre w shared parking
 - Residential – 2.4 acres = 18.43 units per acre

- Sign set back Variance – 2 signs – one at Main Street and one on Furman Drive, same design -location update
 - North sign
 - 9' from property line = 1' variance request
 - 15' from street edge = 5' variance request
 - South sign
 - 12' from property line = no variance needed
 - 17' from street edge = 3' variance request
- Jess noted concerns on parking - Theresa reiterated they do not feel there will be any issues, however, if it becomes a problem, Phase 3 could be updated to accommodate additional spots. There will not be assigned parking spots
 - 88 residential spots
 - 177 commercial spots (85% of the original 288 to meet the village code)
- Samantha voiced concerns
 - Tree removal that will expose natural screen of buildings from the 2 historic homes at the back of the property
 - Only trees on property will be removed due to construction of storm drains and excavating – will damage root system. New trees will be replanted – no timeline noted but part of landscape design
 - This section is staked out to show what trees will be removed – Lawton Construction will be doing excavating.
 - Is green space less with larger back building (12 units instead of 10)
 - Confirmed green space remains the same
- Jess asked if there could be a condition of approval added so if the apartment buildings do not get built in the estimated timeframe, can a clause be added that that area will need to be turned into a grassy area instead of leaving as gravel lot. Dave Brennan confirmed this could be added to the site plan condition and would be part of the Planning Boards approval – not the ZBA approval.
- No additional concerns from ZBA members.
- A Public meeting is set for Tuesday, 4/7/26 at 6pm in the 300 bldg. Theresa will start to mail notices to public on Friday 3/13. Deb will send notice to newspapers and send text messages to village residents about date. All members need to attend.
- A Packet of information on the Depot Lane apartments were given out to ZBA members to review for future meetings.

End 8:12pm for ZBA, 9:12pm for Planning Board