

Schoharie Village Zoning Board of Appeals

November 17, 2025 at 6:36pm

Attendees: Jess Kirby, Melissa Cooper, Amy Foland, Dave Brennan, Mike Harrington, Chris ?, Brian Messana, Theresa Baker, Steve Babbit

Tabled approval of previous minutes

Theresa reviewed current approvals and signoff

- Planning Board – lot line and special use case
- SHIPO – signed off – Archaeology and Historical district
- DEC -fresh water permit – back of property
- Traffic – engineer review
- Schoharie County Planning Board approval
- Village Board Trustee – approved zoning
- Schoharie Firehouse – signed off
- ZBA – needs variance
 - Forms submitted
 - 7/23/25 – sent letter of answer to questions
 - 10/16/25 – signed variance request
 - 4 buildings – broken in two 2
 - Phase 1 -2 buildings in front – Professional buildings
 - Phase 2, 2 buildings on back – 46 unites
 - 5.43 acres total yields density of 8.47 units per acre
 - Being split for financial reasons only
 - 2.4 acres yields 19.7 units per acre
 - Shared parking and open spaces
 - 288 spaces – 92 residents parking spots
 - 70 current employees with additional more to come
 - Estimate of 269 parking spots needed
 - How is height measured
 - From final ground grade
 - Bring grade up 2-3’ – bldg. on top will be 3 story – 3’3” – ground to peak
 - Underground parking in Phase 1
 - Sign Variance
 - Rule 4’x10’ asking for 5’x10’
 - 37.6 sq ft
 - Close to the ground
 - Monument type (similar to current dental office sign)
 - Set back 7’ from property line and 15’ from center of street
 - Aesthetically pretty with gooseneck lighting

- TO DO:
 - Theresa Baker
 - send signed SHIPO letter
 - Status of Swift - submitted to DEC
 - Mike
 - review some technical issues but workable
 - height concern 2 ½ story vs 3 story
 - what does 2 ½ story mean – assuming similar to a raised ranch where bottom floor is half in ground and half out.
 - rule 2 ½ story OR 40' max
 - Residential building is 39'3"
 - Professional building is 36'6" – 2 story
 - Public Hearing planned for 12/15 @ 6:30pm
 - Site Section drawing and show simulation
 - Leave open til 1/5 for comment
 - Jesse will handle all public notices
 - Deb will do first draft and send to Dave for review

End 7:45pm