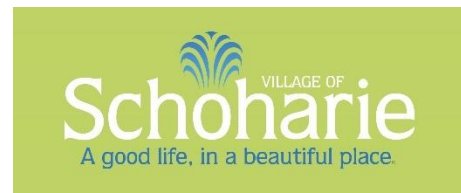


Draft

Town and Village of Schoharie Comprehensive Plan

~~February~~ March 2025

Part II Appendices



Appendix 1. Profile and Inventory of Town and Village Resources

This section provides information on the resources of the community, as well as updated demographic data and narrative describing each of the maps included in this Plan.

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Physical Characteristics

Introduction (See Aerial Imagery Map 1)

Schoharie's physical characteristics and natural resources play an important role in its land use. Schoharie is a rural area dominated by farms, forests, and residences. The natural beauty of this area includes features such as steep slopes, fertile valleys, several waterways and wetlands and significant limestone (karst) features. These environmental features must be treated sensitively with regard to future development as some, especially the karst features, play an important role in water quality in the Town and Village.

Topography – (See Topography and Steep Slopes Map 15 and 16)

The topography of Schoharie ranges from a low of 569 feet in the Schoharie Valley to over 2,000 feet at the top of Cotton Hill. Slopes in the southeastern and southwestern portion of the Town are steep with the Schoharie Valley in between. The topography in the northeastern section is less steep but Barton Hill rises in elevation to about 1400 feet in elevation. Here, most slopes are about 10% or less.

Across the valley from Barton Hill is Terrace Mountain/Round Top – this is one of the defining topographic features in Schoharie. It has rough, irregular topography with most slopes greater than 20% and the entire face of Terrace Mountain facing Route 30 is steep cliffs. The highest elevations in this section are at Round Top, which reaches about 1,760 feet. On the western side of Terrace Mountain is Cobleskill Creek. It is in a valley passing through irregular hills ranging from 680 to 1,100 feet. 23% of the Town and Village have slopes > 20%.

Barton Hill is a plateau-like ridge and is significant to the Town and Village as both the location of important limestone features and as the watershed for the Village. North and east of Barton Hill, rolling hills fall gently to the Mohawk River. Fox Creek cuts an almost vertical cliff along the southern edge of the plateau and the western edge slopes gently towards the Schoharie Creek. The Schoharie Creek drains north into the Mohawk River and is the major drainage system in Schoharie County. Two other major creeks, the Fox Creek and the Cobleskill Creek, have had a major influence on the drainage systems and topography in the Town.

Route 30 follows the Schoharie Creek which bisects the Town. The valley portions of Schoharie are dominated by agricultural and rural residential land uses. The Village of Schoharie is situated in the valley. A significant portion of the Village is in the Schoharie Creek's floodplain. The eastern boundary of the Village is a steep rock escarpment rising from 600 feet to about 780 feet. Valley soils are very fertile and well drained. Outside the valley, steep, forested slopes and plateaus are common.

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Geology – (See Bedrock and Karst Geology Map 3)

Schoharie County is part of the glaciated Allegheny Plateau. The central and northeastern portions of the Town are an extension of the Helderberg escarpment and have significant limestone geology. The Barton Hill and Terrace Mountain areas hold numerous caves, sinkholes, sinking streams, cracked limestone pavement and other karst features. These features formed when groundwater dissolved the limestone rocks, forming cracks. Over time, these small cracks have become bigger as more limestone has dissolved away. In this fashion, caves, sinkholes and other karst features have formed.

The geology of the limestone portions of the Town can be described as follows. The lowest rocks are a thick series of Schenectady shale. The Schoharie and Fox creeks have cut their beds about 300 feet through it. Several layers of limestone rock were deposited over this shale and include Cobleskill, Roundout, Manlius, Coeymans, Kalkberg, New Scotland, Becraft and Esopus limestone beds.

Both the Manlius and Coeymans limestones are resistant to erosion and form the cliffs along the Creek. These limestones are readily dissolved by ground water and caves and other limestone features are formed as the rock dissolves away. Numerous springs, caves, sinkholes and cracked limestone pavement can be found throughout the Barton Hill and Terrace Mountain areas. Once formed, complex systems of caves and inter-connected cracks and crevices carry fast moving water (called insurgencies). Surface water in these locations enters the ground directly with little filtering by soil. In Schoharie, limestone features are of particular importance because of the high dependence of ground water for drinking supplies. Any land use that contaminates the surface water in and around insurgencies has the potential to quickly pollute groundwater supplies.

Soils - (See Soil Drainage Map and Agricultural District and Farmland Soils Map 2 and 14)

Knowledge of soil characteristics is helpful in determining the capabilities of a site for particular land uses. The soil structure of Schoharie is complex with seven different soil associates found. These soils range from nearly level, deep, and well-drained, high lime soils to steep, moderately drained and strongly acid soils. Deposits of gravel, sand, and silt can be found along the banks and flats of the creeks.

According to the Schoharie County New York Soil Survey, many soils found throughout the town show severe and severe-moderate limitations to development due to seasonal wetness, slow permeability, slopes, shallowness, or flooding.

The soils drainage map shows a significant amount of the Town's land base as being well drained to moderately well drained. The Cobleskill Creek area and the far northeastern corner of Town are generally somewhat poorly drained, while Terrace Mountain is somewhat excessively drained soils. The Schoharie Valley itself has well drained soils.

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Another important aspect of Schoharie’s natural resources are soil capacity for farming. Soils are further defined as prime farmland soils, prime farmland soils if drained, and soils of statewide importance. These are the most productive soils best suited for growing crops and have soil characteristics that make them best able to be resilient to drought and other stressors.

As shown in the Agricultural District and Farmland Soils map, the Town of Schoharie, including the entire area of the Village, has a large amount of prime farmland soils. There are 6,543 acres of prime farmland soils located throughout the Schoharie Creek valley and the Fox Creek valley (34.1% of the Town). Portions of Barton Hill and on the southwestern side of Terrace Mountain also have prime soils.

North of I-88 and along the Cobleskill Creek, soils are considered prime if drained or soils of statewide importance. These are still productive soils, but not as productive as prime farmland soils. The southwestern corner of the Town does not have a high concentration of those productive farmland soils.

The map also shows the boundaries of the New York State Certified Agricultural District established via NYS Agriculture and Markets Law 25-AA. The three principal areas where this Ag District exists is on Barton Hill, in the southeastern corner of town south of the Fox Creek and encompassing Terrace Mountain south to the Town border with Middleburgh. The following tables detail agricultural soils and parcels:

Farmland Soil	Acres	Percent of town	Acres in production	Percent in production
Prime	6543	34.1%	2961	45.3%
Statewide Important	2124	11.1%	592	27.9%
Prime if Drained	1564	8.2%	674	43.1%
Total	10231	53.4%	4227	41.3%

Ag Parcels	Count	Parcel Acres	Percent of Town	Acres in production	Land %	Acres in Ag District	Percent of Ag District
Primary Ag	68	4648	24.3%	2445	12.8 %	3602	42.0%
Secondary Ag	259	7938	41.4%	3368	17.6 %	3387	39.5%
Total	327	12586	65.7%	5813	30.3 %	6989	81.5%

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Water Resources – (See Schoharie Creek Subwatersheds, and Flood Zones and Wetlands Maps 6 and 13)

Watersheds

The Schoharie Creek has five subwatersheds within the Town. Each of those subwatersheds collect water via smaller streams and tributaries that flow to the Schoharie Creek. These include the Cobleskill Creek, Punch Kill, Louse Kill, Fox Creek and Stony Brook subwatersheds. The smallest subwatershed in terms of area is the Punch Kill. The Subwatershed Map clearly shows how water flows in distinct areas by location.

The Barton Hill Watershed is not associated with a specific tributary to the Schoharie Creek but is established to encompass the area that contributes water to the Village of Schoharie's potable water source. This area is the principal source of water for the Village of Schoharie. It is entirely within the limestone terrain of the town at Barton Hill and extends into the adjacent Town of Wright. Water comes from several springs in that watershed, but water from the Fox Creek is used in times of drought.

The Village of Schoharie Public Water Supply Annual Water Withdrawal Report for 2021 states that an average of 153,000 gallons of water are withdrawn per day from Youngs Spring, Dugan Spring and Holding Pond combined. Sanitary sewer facilities in the Village were installed in 1958. The system serves about 900 people from around 440 service connections.

The Town controls the water and sewer system at the Schoharie Business Park. All water supplies for the remainder of the Town are from private wells or springs.

Central Bridge also has a water distribution system and a protected watershed. The Central Bridge system has two reservoirs just east of the hamlet. The original reservoir has a water capacity estimated at 23 million gallons and the second reservoir, built in 1908, has an estimated volume of 12 million gallons. A distribution system moves water from the reservoirs, through a hypo-chlorinator to a system of pipes within the hamlet.

The Town Boards of the Town of Esperance and the Town of Schoharie jointly administer the Central Bridge Water District (located in the Town of Schoharie). It consists of an upper and lower reservoir. The public water supply annual water withdrawal report for 2021 states that the population served is 593 people from 240 water service connections. The average day withdrawal is 42,000 gallons.

Streams, Creeks and Flood Zones (See Flood Zones and Wetlands Map)

The streams and creeks of the Town of Schoharie have been classified by the New York State Department of Environmental Conservation according to their best and highest use. The best usages of Class "B" waters are for recreation and fishing. These waters are also suitable for fish propagation and survival. "A" Class waters are used as a source of drinking water as well as for recreation, fishing and fish propagation.

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The main stem of the Schoharie Creek, as well as the Cobleskill Creek are classified as “C.” This means that the highest and best use is for fishing and fish production. The Fox Creek is classified as “B” from the mouth of the creek to the bridge along Route 30 and as “A” upstream into the Town of Wright. Many of the small tributaries that feed into the Fox Creek are classified as “A” waters. The other small streams and tributaries in Schoharie are classified as C, Ct (trout streams) and D (best usage is for fishing). Class Ct, B, A, and AA streams are regulated by the Department of Environmental Conservation under Title 6, Chapter X. Any proposed work in the stream or along the banks that could affect the quality of these streams need permits from DEC before work can start. Although the Schoharie Creek itself has a classification of “C,” it is considered a navigable river. This raises the classification standard to protected status and thus would also require permits for activities that may impact this waterway.

Generally, the water quality in the Schoharie portion of the Schoharie Creek is good. Water quality is considered to have minor impacts by silt/sedimentation and streambank erosion. The habitat and hydrology of the streams are known to be stressed in some locations, however.

Sedimentation and lack of a well-developed riparian area of natural vegetation along the creek in some locations are considered to be contributors to those nonpoint sources of pollution. The Fox Creek and the minor tributaries to the Schoharie Creek are not on any NYS Priority Waterbody List and are not known to have any known water quality impacts. The nonpoint sources of pollution in the creeks come mainly from agricultural and stormwater runoff. The Schoharie Creek and Fox Creek are only navigable by small canoe and kayak due to their shallow depths. During dry conditions, some sections of all the creeks are not navigable due to low water levels.

Wetlands – (See Flood Zone and Wetlands Map 6)

Wetlands can be found scattered throughout the Town. Currently (in 2024), New York State regulates wetlands that are 12.4 acres or larger. These wetlands are shown on the Flood Zone and Wetlands Map with a large one on Barton Hill off Sheldon Road, another large one on Terrace Mountain, and other along the Schoharie Creek. In 2025, the NYS DEC wetland regulations rules are changing and wetlands 7.4 acres and larger will be regulated (requiring a 100’ buffer), and smaller wetlands could be regulated if they meet certain criteria. The Flood Zone and Wetlands Map shows all wetlands in Town including those that are already identified via the National Wetlands Inventory (NWI, or Federal Wetlands), apparent wetlands, and possible wetlands. There are 98.6 acres of wetlands 12.4 acres and larger (regulated by NYS DEC), 309 acres of smaller wetlands (may be regulated by NYS DEC and/or the US Army Corps of Engineers), 6.5 acres of probable wetlands, and 808 acres of lands that could possibly be wetlands based on soil types. All wetlands, regardless of their size, are potentially protected by the Federal Section 404 of the Clean Water Act and may require a permit for activities impacting these waterways.

Flood Zones – (See Flood Zone and Wetlands Map 6)

Almost the entire valley area of the Schoharie Creek is within a flood zone. As shown on the Flood Zone and Wetlands Map, the vast majority of the valley is within the floodway of the Creek. Fox Creek and Cobleskill Creek also have identified floodway zones. The 100-year flood zone, or 1% annual flood risk) is also prevalent outside the floodway areas. There are three main areas included

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in the 500 year flood zone (0.2% annual flood risk), located within and outside the Village of Schoharie, on the flats in the vicinity of the Route 30/Route 443 intersection, and where the Cobleskill Creek enters the Schoharie near Central Bridge. The entire valley area, including the floodway and 100/500 year flood zones were affected in the 2011 Hurricane Irene flood.

Habitats – (See Important Habitat Areas Map 7)

The Important Habitat Areas Map details information on several types of natural habitats including DEC designated trout streams, Important Areas for Bat Foraging, Riparian Buffers, Core Forest and Edge Forest Areas. It also provides information on the potential for rare species, based on habitat types. Many tributaries of the Schoharie Creek are classified as suitable for trout by the NYS DEC. Many of these smaller streams have riparian areas (intact areas of natural vegetation along the banks which serve as important habitats for wildlife). Several core forest areas (> 100 acres), along with their edge forests (forested areas at the intersection of forest and open areas) are found concentrated on Terrace Mountain and south of Schoharie Hill Road, in the hills in the southeast corner around the Enders Road area, in Barton Hill, and west of Central Bridge. The northeast corner of the Town along Sheldon Road and areas along the Louse Kill have karst terrain with caves and are identified by NYS DEC as Important Bat Foraging Areas.

The modeled rare species potential show the greatest potential in the Terrace Mountain area, along Schoharie Creek, and in the karst areas located in the northeast corner of Town. (The modeled rare species data depicts the results of 379 New York Natural Heritage Program (NYNHP) species distribution models, combined into one layer. For each rare species, known locations were used by NYNHP to predict suitable habitat throughout the state. Locations then identified as suitable were then added across all species, creating the final layer shown. A higher number indicates more species were predicted to have suitable habitat at that location. Statewide the maximum number of overlapping models at any location is 32.)

Land Cover – (See Land Cover Map 8)

The Land Cover Map uses federal USDA satellite imagery (2024) to identify different types of land cover in the Town. From a land cover perspective, forests is the largest land cover in town (49%), followed by agricultural uses (30%). By far the dominant land coverage in Town is forest and agriculture – which certainly defines the rural character of Schoharie. Forested land covers correspond to locations have steep slopes that are not suitable for farming or other development. Low vegetation such as lawns covers 14% of the Town, and water covers 2%. All other coverages including wetlands, shrubland, and barren land covers less than 1% each. Built environment land coverage include structures (< 1% coverage), impervious surfaces such as parking lots (1%) and roads (2%). Central Bridge and the Village of Schoharie are the two locations in Town having the highest concentration of buildings and impervious surfaces.

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Constrained Lands and Environmental Sensitivity – (See Development Constraints and Environmental Sensitivity Maps 4 and 5)

The Development Constraints maps help identify locations where one or more environmental constraints could create challenges or barriers to new development. Constraints due to flooding and steep slopes are the major concerns. The map shows areas subject to floodplains, slopes > 20% and wetlands. As shown on the map, the entire Schoharie Valley is shown as having development constraints due to flood zones. Those areas having the steepest slopes, especially in the southwest and southeast corners of Town also have constraints for new building. When all the constrained lands are added together on one map, it helps illustrate those locations in the Town and Village that are the most environmentally sensitive. Environmental sensitivity components that were combined together include forest blocks, modeled rare species potential,⁸ riparian areas and trout streams, flood zones, farmland soils, mapped wetlands, karst bedrock formations, steep slopes, active farmland, and important areas for birds. Map 5 shows all these features put together. This means that the darker the color, the higher the sensitivity due to multiple environmental features added together. This map correlates with many other maps – showing the Terrace Mountain area, the Schoharie Creek valley and the hill top areas of Barton Hill, Round Top, and Cotton Hill.

Visual and Historic Resources – (See Public Input from Open House, Scenic Roads and Locations, and Viewshed Maps 10 and 11)

Schoharie’s scenic beauty is tied to both its natural features such as cliffs, forested hills and valleys, and to its agricultural landscape. There are significant scenic resources in Town. Any road having a view of the Valley or the landscape on either side of the valley are considered scenic. In particular, the following scenic views and roads have been identified:

Roads

- Enders Ave, Central Bridge
- Route I-88 through its entire length through the Town
- Route 7 through its entire length through the Town,
- Route 30A south from Town border to intersection with Route 7
- Zicha Road from border to Route 7
- Route 30A from Route 7 to Route 30
- Route 30 from Route 30a to the Village, and then south of the Village.

Portions of

- Upper portion of Howes Cave Road
- Voegel Road near Central Bridge
- Schoharie Hill Road
- Breezy Lane

⁸ The modeled rare species layer depicts the results of 379 New York Natural Heritage Program (NYNHP) species distribution models, combined into one layer. For each rare species, known locations were used by NYNHP to predict suitable habitat throughout the state. Locations then identified as suitable were then added across all species, creating the final layer shown. A higher number indicates more species were predicted to have suitable habitat at that location. Statewide the maximum number of overlapping models at any location is 32.

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Terrace Mountain Road
Sunny Knolls Road
Turner Road
Morning Sun Road
Sunnyside Road
Ward Lane
Rack Road
Stony Brook Road
Colby Road
Rickard Hill Road
Barton Hill Road (lower portion)
Route 30 (upper portion of Schoharie Hill)
Warner Hill Road
Ward Lane
Engle Road
Route 443

Important Scenic Locations

The map also shows specific locations considered important view locations as determined by the Comprehensive Plan Steering Committee. These are concentrated just east and west of the I-88/Route 30A intersection, along Route 7 between Junction Road and the Creek, and at the Fox Creek Park area.

These include Routes 30, 443 and I-88 looking at Terrace Mountain, Route 30 outside the Village towards Middleburgh, and Schoharie Hill. Other scenic locations such as Depot Lane, The Old Stone Fort Complex, and the Lutheran Parsonage have high historical value to residents.

Input received from the public Open House identified additional scenic locations. These include:

- Views from and to Terrace Mountain
- Views of the Schoharie Valley from Colby Road at Warner Hill intersection
- Lasell Park views

Utilities- (See Map 18)

The Village of Schoharie has a sewer district. The Village Wastewater Treatment Plant is located on Arrow Lane just behind the Rail Road Museum and outfalls treated sanitary water into the Schoharie Creek. It holds a State Pollutant Discharge Elimination System (SPDES) Discharge Permit from the New York State Department of Environmental Conservation in compliance with the Clean Water Act.⁹

There is a Central Bridge Sewer district in the Town of Schoharie. The Town Boards of the Town of Esperance and the Town of Schoharie jointly administer the Central Bridge Water and Sewer Districts. The Central Bridge Wastewater Treatment Plant is located at 662 NY-30A. The remainder of Town's sewage is treated through private, on-site sanitary septic systems.

⁹ DEC Info Locator, <https://gisservices.dec.ny.gov/gis/dil/>

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National Grid and NYS Electric and Gas provide electric service to Schoharie County. Central Hudson Gas and Electric and NYS Electric and Gas provide gas service to Schoharie County. The New York Power Authority operates the Blenheim-Gilboa Dam and its reservoir to produce hydroelectric power.

Broadband providers include Spectrum (fiber & coaxial cable), Midtel (fiber), Starlink (satellite), ViaSat (satellite) and HughesNet (satellite).¹⁰

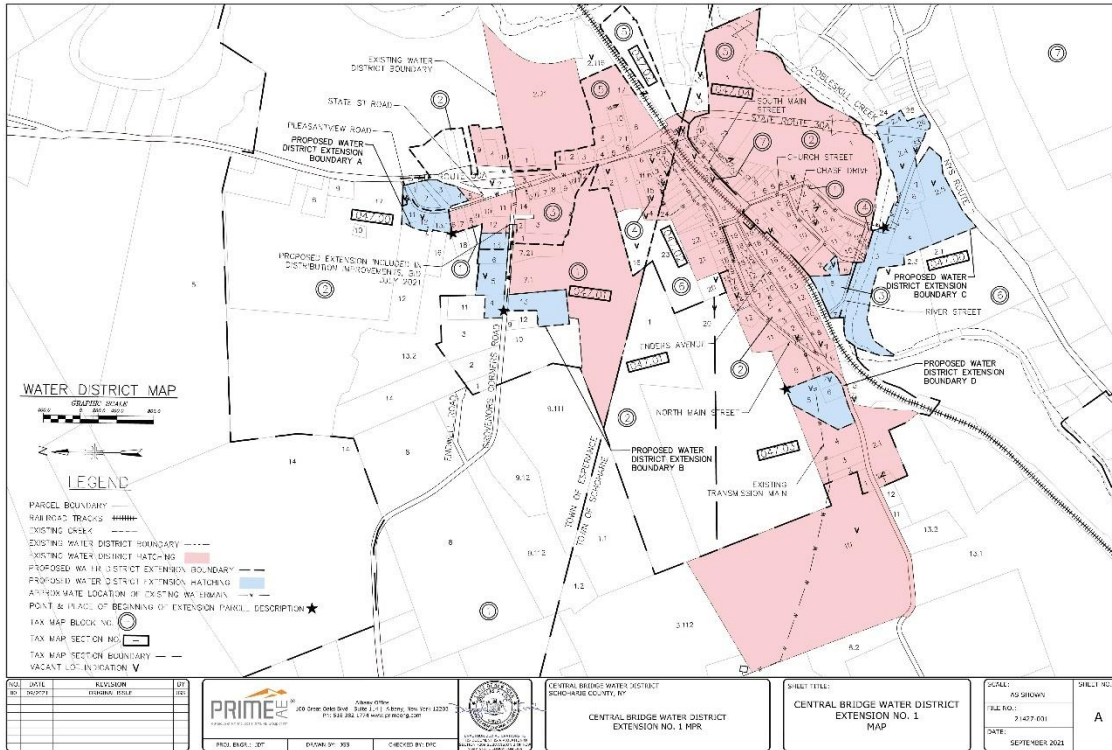


Central Bridge Sewer District Map

The Central Bridge Sewer District was formed in 2008, and a sanitary sewer collection system and wastewater treatment plant (WWTP) were constructed. The district covers portions of the Town of Schoharie and the Town of Esperance within the Hamlet of Central Bridge. The existing WWTP is a dual train extended aeration plant with an average daily design flow of 60,000 gallons per day. The treatment units include an influent flow splitter box, manually raked bar racks, equalization tanks and pumps, extended aeration tanks, blowers, secondary clarifiers, sludge holding tanks, and ultra-violet disinfection. Because the WWTP is a smaller facility, and to keep the user costs reasonable, daily operations are managed by a part-time operator. Numerous improvements to the WWTP have been done over the years.

¹⁰ [New York State PSC Broadband Map](#)

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Central Bridge Water District Map Showing Extension Areas

The existing water system consists of two raw water reservoirs located off of Voegel Road in the Town of Esperance. The northern reservoir, known as the Upper Reservoir, is fed by Scott Brook, which flows in a southerly direction. The spillway located at the southern end of the Upper Reservoir empties back into Scott Brook, which continues to flow south where it joins the southern reservoir, known as the Lower Reservoir. From the reservoirs, the water is conveyed by gravity piping to the filtration plant on Voegel Road. After arrival at the filtration plant, the District filters all potable water through a gravity fed slow sand process. The water plant currently has a capacity of 100,000 gpd. Average daily flow of the currently serviced properties amounts to 43,000 gpd. There are currently approximately 12,850 linear feet (lf) of existing distribution mains serving Central Bridge and approximately 4,000 lf of 8” transmission mains.¹¹

Transportation

The primary means of transportation in Schoharie is by roadway. There are four categories of roadways in Schoharie. They are:

Interstate: Route I-88 is a limited access roadway designed for travel with interchanges only at major arterials. In Schoharie, there is an interchange at Route 30A. I-88 serves as a direct route from the Capital Region to New York’s Southern Tier, extending into Ohio.

¹¹ See *Engineering Map, Plan and Report for Water District Extension No. 1 for Central Bridge Water District* for more information.

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Arterials: These roadways can accommodate both through traffic and access to homes and commercial developments. The arterials in Schoharie are State Route 30A, State Route 30, State Route 7, and State Route 443. This arterial system serves as the main thoroughfare in the Town. Route 30 in the Village serves as Main Street. Traffic along Main Street in the Village, especially, has impact on residential uses here. High traffic counts tend to congest pedestrian/business areas. Arterials with high traffic counts are also those locations where there is increased commercial activity.

Collectors: These are roadways that funnel traffic from residential and agricultural areas to the arterials. Some of the principal collector roads in Schoharie are Prospect Street/Rickard Hill Road, Barton Hill Road, Sodom Road, and Schoharie Hill Road.

Residential and Local Streets: These roadways provide access to residences and farms and have no through traffic. Some residential streets may have home-based businesses located on them. The Schoharie County Public Transportation System (SCPT) runs a bus service that is available to all residents of the County. It operates multiple types of service to suit resident's transportation needs, such as Route Deviation, Commuter Routes to Albany and Demand Response Routes. Wheelchair Accessible Service is always available. Route 1, Route 3 and Route 22 commuter service (Richmondville to downtown Albany, Monday to Friday) run through Schoharie. Route Deviation is an expanded service that will deviate from the route not more than 3/4 mile to get those individuals who cannot get to a scheduled stop. This service is available on Route 1 and Route 3. There is an additional fare associated with this service.

Railroad and Airport

The Albany and Susquehanna Railroad was constructed through the Hamlet of Central Bridge in 1865. The area became an important transshipment point for the produce of valley farms. Citizens of the Town of Schoharie founded the Schoharie Valley Railroad, which came into service in 1867, and joined Schoharie to the A&S Railroad at Schoharie Junction. In 1870, the Middleburgh and Schoharie Railroad (M&SRR) was created, which extended the tracks south to the Village of Middleburgh. Today, the railroad through Central Bridge carries freight and is operated by Norfolk Southern Railway Company. Passenger rail service is not available in Schoharie County. Amtrak passenger stations are located in Amsterdam, NY and Schenectady NY, both approximately 35 minutes from the study area.

Albany International Airport and Schenectady County Airport (Schenectady) locally serve Schoharie County. Other major airports within a relatively short drive include Stewart International Airport (Newburgh) and Greater Binghamton Airport (Binghamton).

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Pedestrian, Traffic, and Parking

Pedestrian Access & Sidewalks – (See Sidewalk and Crosswalk Inventory Map 17)

A sidewalk and Crosswalk Inventory Map has been created to update a similar map included in the Village of Schoharie 2016 Waterfront Access Plan. This shows locations of sidewalks and crosswalks in the Village. A sidewalk and crosswalk conditions inventory was conducted (See Table 1). The inventory finds that there are several significant sections of the Village which lack sidewalks, especially missing sidewalks that connect the Village Main Street and residential areas to critical recreational and cultural features. The Village is in the planning stages of a multi-use trail connecting Bridge Street, along the Schoharie Creek, east to Route 30, and new sidewalks to connect that area of the Village.

Parking and Sidewalks

Parking along Main Street and within the Village of Schoharie have been identified by the community as needing improvements. There are parking lots that are also used for parking, including the back lot behind Main Street on the western side, a parking lot behind Town/Village Hall, and several County Office Building parking lots. In total, the County lots have 6 handicapped-accessible spots and 212 standard parking spots. Although the lot in the rear of the Parrott House has faded lines and the condition of the lot is degrading, it is estimated that that lot has parking capacity for 80 vehicles. The parking lot behind the Schoharie United Presbyterian Church also has space for ~60 vehicles. The old Public Safety Building (on Depot Lane) has a paved parking lot but that is not utilized.

In the State of New York, law requires that a certain number of spaces in a given lot must be set aside for handicapped-accessible parking. This includes both for passenger vehicles and for vans. Below is a table with the number of spaces a given lot would need.

Number of Stalls	Standard	Van	Total
1-20	0	1	1
21-40	1	1	2
41-60	2	1	3
61-80	3	1	4
81-100	4	1	5
101-120	5	1	6
121-140	5	2	7
141-160	6	2	8
161-180	7	2	9
181-500	8	2	10

Using the above chart as guidance, the following accessible parking spots would be needed:

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- The DAR Lasell House lots have 134 spaces. Under state law, the property should have 5 standard handicapped-accessible parking spots and 2 van accessible parking spots. It currently has none.
- The Schoharie County Offices have an appropriate number of handicapped-accessible parking spots.
- The parking lot of the Parrott House has the capacity for 80 parking spaces. Given that metric, there should be 3 standard handicapped-accessible parking spots and 1 van-accessible parking spot.
- By a similar metric, the Schoharie Presbyterian Church should have 2 standard handicapped spots and 1 van-accessible spot.

There are also different standards for street parking within New York State. These are the standards below:

**Table R211 On-Street
Parking Spaces**

Metered/Designated Parking Spaces	Minimum Required Number of Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201+	4% of total

The only on-street parking in the Village of Schoharie is along Main Street. There are 38 standard parking spaces along Main Street, and 2 handicapped-accessible parking spaces. The standard spots are adequately marked, but the handicapped-accessible parking spots require repainting. Since there are 2 handicapped spots out of the total 40 parking spots, Main Street's on-street parking is in compliance with state law.

Traffic Counts

State Route 30 is the principal transportation corridor in the Village. Bridge Street (County Route 1A) is a well-traveled route from the Village west to Cobleskill. State Route 443, traveling east from Route 30 just north of the Village is a major connection from the Schoharie area to Altamont and the Capital District hill towns of Knox and Berne.

Traffic counts have remained stable to slightly higher over the past five years on the major roads to and from Schoharie. Average Annual Daily Traffic counts along Route 30, 7 and 443 are as follows in Table 2:

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Route	Average Annual Daily Traffic (AADT)			% Change 2021 to 2023
	2023	2022	2021	
Roads North of Village				
NY 30A from NY 30 to I-88	7572	7228	6618	14.4%
NY 30 from NY 443 to NY 30A	8009	8126	7247	10.5%
Ext 23 of I88 from westbound	1609	1673	1476	9%
Exit 23 of I88 from eastbound	1764	1833	1619	9%
NY 30A from start 7/30A overlap to CR 27	1648	1691	1548	6.5%
Rt 7 from 7/30A at Zicha Road to end of 7/30A	3392	3552	3252	4.3%
Rt 443 from Rt 30 Vromans Corner to Gallupville	1887	1891	1812	4.1%
Barton Hill Road at Route 30	507	518	518	-2%
Rt 7 from End of 7/30A to Rt 30	1682	1867	1709	-1.6%
Rt 30A from I 88 to 7/30A overlap	4658	5124	4691	-.7%
In Village to South of Village of Schoharie				
Bridge Street from Terrace Mtn Road to NY 30	2494	2089	2122	17.5%
NY 30 from CR1A Bridge Street to Rt 443	7255	7897	6565	10.5%
Route 30 at Rt 30/145 in Middleburgh intersection to Bridge St in Village	5675	6056	5545	2.3%

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Police, Fire, and other Emergency Services

As the county seat, the Village of Schoharie has a great deal of critical infrastructure. The Schoharie Fire Department, Police Department, County Sheriff, County Jail, County DPW and other county facilities, Scho-Wright Ambulance, Schoharie County Critical Care Team, and the court system are all located within the Village. The Village of Schoharie Police Department, located at 300 Main Street in Schoharie. The remainder of the Town is handled by the State Police and the County Sheriff's Department. The Town of Schoharie Fire Department is located at 114 Fort Road. The Central Bridge Fire District is located 137 S Main St, Central Bridge. The Scho-Wright Ambulance Service provides emergency services to the Town of Schoharie and Wright and is located in the Village of Schoharie. There is also a Central Bridge Ambulance.

The Schoharie County Office of Emergency Services (OES) is responsible for coordinating the activities of all county agencies to protect the citizens, businesses and visitors of the sixteen towns and six villages of Schoharie County, as well as the infrastructure and environment, from natural and man-made disasters and emergencies. OES is headed by a Director who reports to the Schoharie County Board of Supervisors, and is divided into four branches: Emergency Management, Emergency Medical Service, Fire Services and Safety. Each branch is led by a Coordinator, and the office also has two full time office workers.

Public Park and Recreational Facilities

Public Access for Boating and Fishing: Public boat access points to the Schoharie Creek are run by the NYS DEC and are located in Middleburgh just south of the Route 30/Route 145 bridge, at Mine Kill State Park on Route 30, and in Central Bridge. The Central Bridge hand launch facility is off NY Route 7 on the east side of the bridge, and off NY Route 30A about 1.25 miles north of the Central Bridge hamlet just up from the Cripplebush Road junction. Small parking areas are available at the Central Bridge locations. The Village is planning a new canoe/kayak access site along the Schoharie Creek off Letterman Lane west of the Railroad Museum.

Fox Creek Park: Fox Creek Park is owned by the Village and is located along the Fox Creek just upstream from where it meets the Schoharie Creek. Baseball, picnic tables, a pavilion and winter ice skating are amenities provided at the park. Restrooms are provided seasonally with port-a-johns. The Schoharie Little League maintains the three ballfields adjacent to the main park along with a batting cage and clubhouse. A water supply and septic system serves the Little League Field.

The picnic pavilion has lighting but there are no other lights available. The Schoharie Promotional Association, which sponsors the ice skating rink in the winter, arranges for portable lights for night-time skating. There is pedestrian access to the Fox Creek through the park - from the parking lot to the streambank. The Schoharie Promotional Association created a gravel pathway from the northern end of the Fox Creek Park, under the Route 30 Bridge to link with and to provide access from that side of Route 30 to Lily Park.

Lily Park: The Schoharie Promotional Association worked with the Village to develop a 1.7-acre piece of Village-owned land along the Fox Creek as a Lily Park. It contains a walking trail, benches,

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lily gardens, and quiet reflecting areas for public use. The Lily Park is accessible from the Fox Creek Park via the under-Route 30 Bridge pathway and from the entrance near the Covered Bridge at the end of Fort Road. Parking for the Lily Park is available at the lot located just off Route 443 near the Route 30/443 intersection.

Covered Bridge: The current pedestrian bridge follows the “old Route 30” road and was covered in 1982. The Covered Bridge is a highly valued scenic location in the Village and is one of the few places where pedestrians can view the Fox Creek. However, there is no creek access at the bridge.

Schoharie Central School: In addition to the school itself, the School District maintains tennis courts, a track, outdoor basketball hoops, playground, and soccer/baseball fields. Although the primary use of these facilities are for the school, the public can and does use these facilities outside of school hours.

Schoharie Community Pool: The community pool on Spring Street serves the Village of Schoharie, Town of Schoharie and Town of Wright communities. It provides American Red Cross certified swim lessons, open swim hours, splash aerobics, and the Wavemakers swim team during the summer. It includes the main pool, a kiddie pool, and bathhouse.

Lasell Park: Lasell Park was created when Josiah and Jennie Lasell deeded the land to the Lasell Park Association of the Village of Schoharie in 1884. Now a 7.6-acre Village-owned seasonal park, the site offers picnic tables, a 60-by-20-foot picnic pavilion, charcoal grills and several custom-sized picnic tables.

Schoharie Creek Trail: The Village of Schoharie has been awarded two grants - a NYS Department of State, Local Waterfront Revitalization Implementation Grant and an Appalachian Regional Commission Grant to construct a multi-use trail along the Schoharie Creek. The project includes construction of two trailheads/gravel parking lots, a canoe/kayak boat launch, signage and amenities such as kiosk and picnic tables. It is located wholly within the Village of Schoharie, in the Town and County of Schoharie. The boat launch will allow for enhanced recreational use of the Creek and create a blueway trail from the Village north to the existing NYS DEC boat launch in Central Bridge.

Nearby Parks

Howe Caverns, a popular tourist attraction, is less than 10 miles away. Cotton Hill State Forest & Dutch Settlement State Forest are located in the Towns of Middleburgh, Schoharie and Wright, Schoharie County and run by the NYS Department of Environmental Conservation (DEC). Featured activities include hiking, camping, hunting, trapping, and snowmobiling.

The Long Path is a major hiking trail corridor that goes near Schoharie. The Long Path Hiking Trail is a foot trail from the George Washington Bridge to the Mohawk River on its way to the Adirondacks. This gorgeous Trail encompasses the High Peaks of the Catskill Mountains in Greene County, then enters Schoharie County near the Blenheim-Gilboa Visitor's Center and continues over the following: Eminence State Forest, past Looking Glass Pond, to Vroman's Nose, on to the Cliffs of Middleburgh, through Partridge Run Game Management Area, into Albany County in the John Boyd Thatcher State Park and then northward to the Mohawk River. This trail provides recreational

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opportunities for hikers and creates significant travel corridor habitat for wildlife populations. The Region 4 Regional Advisory Committee that helped develop New York's Open Space Plan identified the Schoharie Creek Corridor as having particular significance in this region. It was considered important for its fisheries, scenic beauty, recreational, and agricultural uses.

Minekill State Park is a short drive from the Village of Schoharie. It hosts a free Olympic swimming pool and diving pool as well as 8 miles of hiking and biking trails culminating in spectacular views of Minekill falls. Minekill is also home to the Schoharie area's favorite disc golf course. Other activities include kayaking/canoeing, camping, fishing, hunting ice skating, sledding, snowmobiling, snowshoeing trails, and cross country skiing.

Max V. Shaul State Park is a small and quiet camping area with 30 wooded tent and trailer sites. While staying at Max V. Shaul campers can enjoy hiking, fishing, and cross country skiing. Max V Shaul is only 9 miles north of Minekill State park, and such campers are invited to enjoy Minekill's pool, disc golf, and other activities.

Future Recreational Improvements

Schoharie Creek Access at Bridge Street. Schoharie County is currently in the planning stages of replacement of the bridge over Schoharie Creek at Bridge Street. It is anticipated that this work will allow additional creek access from Bridge Street to connect to the multiuse trail in that location.

Fox Creek Park. The Schoharie Local Waterfront Revitalization Plan recommends updating the Fox Creek Park. A redesigned Fox Creek Park offers another unique opportunity to enhance local and visitor usage of this park. The Concept Site Plan includes reconfigured parking and interior road, open green space for both active and passive recreation/picnic area, bathrooms, playground, improved park circulating through a trail system around the back ball field, and waterfront access opportunities to the Fox Creek.

Lasell Park Sidewalk Connection. The Schoharie Local Waterfront Revitalization Plan recommends enhancing connections from Main Street to Lasell Park. To enhance visitation to the Lutheran Parsonage Museum and Lasell Park, this Plan proposes extension of the sidewalk past Parsonage Pines Senior Apartments up Spring Street, to the entrance of Lasell Park.

Fire House Park on Grand Street. The Schoharie Local Waterfront Revitalization Plan recommends creation of a community park at the former location of the Fire House. This Plan recommends community use of the former firehouse site. This is the perfect location for a community park and is reachable within about 1/2 mile from most locations in the Village.

Historical Attractions

There are several important historical locations in the Town and Village. These include the George Mann Tory Tavern, the Covered Bridge and the Parrott House. Properties listed in the National Register of Historic Places include the Marshall D. Bice House, The Colyer House, Gallupville Methodist Church, Christian Hess House and Shoemaker's Shop, Lasell Hall, Johannes Lawyer, Jr. House, Jacob T. Miers House, Old Lutheran Parsonage, Old Stone Fort, Schoharie County

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Courthouse Complex, Schoharie Valley Railroad Complex, Schoharie Village Historic District, St. Paul's Lutheran Church Historic District, Abraham Sternberg House, Sternbergh House, Colonel Peter Vroman House and the Westheimer Site.

Schoharie Village Historic District is the core of the Village, first settled by Palatine Germans in the 1710s. It is located in the northeast corner of the Village and contains portions of Main, Bridge, Fair, Grand, Orchard & Prospect Sts., Fort Rd., Academy, Furman & Sunset Drs., Birches, Depot, Estenes, Mix & Quilt Lns., Johnson, Knower & Shannon Aves.

The Old Stone Fort Museum Complex presents three centuries of rural New York history amongst seven historic and exhibit buildings on 25 acres in Schoharie. The main museum is housed in the Old Stone Fort which was built in 1772 as a High Dutch (German) Reformed Church and fortified in 1777 during the American Revolution. Other buildings include an early 1700s home, a 1780s Dutch barn, a 1830s law office, and a 1890s one-room schoolhouse. The Schoharie County Historical Society has been operating the Fort as a museum for more than 125 years, preserving it and other historic structures. The Society has a collection of more than 50,000 artifacts related to the history of Schoharie County; maintains a research library and a local genealogy collection; publishes a semi-annual local history magazine; and offers a wide range of educational and recreational activities.

The Schoharie Colonial Heritage Association (SCHA) - Railroad Museum/Depot Lane and 1743 Lutheran Parsonage/Palatine House: The SCHA is a non-profit, volunteer organization dedicated to acquiring and preserving historical sites in and around the Village and Town of Schoharie. Their main goal is to restore such sites and make them available to the public for educational and cultural enrichment.

1743 Palatine House Museum was built as a Lutheran parsonage and is the oldest existing building in Schoharie County. The longtime home of Reverend Peter Nicholas Sommer, his wife Maria and their eight children, the site is now a living history museum that can accommodate school groups, adult groups and motor coach tours. **Palatine House:** One of their first projects was the restoration of the oldest existing buildings in Schoharie, the 1743 Palatine House. The Palatine House was one of the few framed buildings spared when Brandt raided Schoharie during the Revolutionary War and burned the village to the ground.

Railroad Museum: In 1974, SCHA transported the last remaining vehicle of the Middleburgh and Schoharie Railroad to Depot Lane from the Middleburgh flats where it had been since 1936. The restored 1891 passenger car is now on display for visitors along with a restored 1917 wooden caboose donated to the organization by the Bridgeline Historical Society. In addition, SCHA was able to transport two period box cars and a flatbed to the site. The museum also includes a 1920 scale model of buildings, cars and terrain of the area line. The Association has also acquired and restored abandoned buildings on Depot Lane in Schoharie. SCHA volunteers, with the aid of New York State Department of Parks, Recreation & Historic Preservation and O'Connor Foundation Grants, worked to develop the Station House, Freight Shed, Engine House, Weigh Station and the Old Mill Building into a historical complex - The Schoharie Valley Railroads Museum.

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Children’s Theater: Summer youth programs have been sponsored at the renovated Borden Creamery – Depot Lane Theater for many years. The Depot Lane Theater is a small “black box” stage located on the second floor of the old creamery building and is an integral part of the Depot Lane Complex. It is just one of many local historic sites that Schoharie Colonial Heritage Association has renovated and makes available to the public for cultural and other community events.

Depot Lane Singers: The Depot Lane Theater -The original site of a Borden Creamery now hosts the Fall Antique Show, the Holiday Craft Show and is also the rehearsal hall for the Depot Lane Singers and for the Children’s Summer Theater & Music Camps.

Schoharie Cemetery: The Cemetery covers an area of 13.6 acres and is very rich in the history of Schoharie, as many of Schoharie's earliest settlers have been laid to rest here, dating back to the 1700s. The Schoharie United Presbyterian Church is responsible for maintenance, care, and selling of lots. The Lutheran Cemetery Association is charged with the oversight of the cemetery. In addition to the historic nature of the Cemetery, the many gravel drives and informal pedestrian connection to the Palatine House and to Lasell Park make the cemetery an important cultural resource in the Village.

Schools

Both the Village and Town are in the Schoharie Central School District. The Schoharie Central School District campus is located on State Route 30, south of I-88, near the Village of Schoharie. The main district building features an interconnected elementary, junior/senior high school and central administrative office. The elementary school includes pre-k through 5th grades; the junior/senior high school has grades 6 through 12; and the administrative office includes the superintendent’s office, business office and related staff. A separate transportation building and a variety of athletic fields and facilities are also present on the campus.

While about 90% percent of the district falls within the Towns of Schoharie, Wright and Esperance, the district also serves Middleburgh, Carlisle, Berne, Knox, Westerlo, Charleston and Duanesburg. The student-teacher ratio in the district is 13:1. At schools in Schoharie Central School District, 46.8% of students are eligible to participate in the federal free and reduced price meal program.¹² School enrollment has been down since the last Comprehensive Plan was made. There were 1313 students enrolled in Schoharie School District grades K-12 in September 1995 (when the last comprehensive plan came out). The Schoharie Central School District now enrolls approximately 900 students in pre-kindergarten through 12th grade.

Capital Region BOCES Career & Technical School Schoharie Campus is located at 174 State Route 30A. For over 50 years, the campus has prepared students from Albany, Schoharie and Schenectady counties for success in careers ranging from chefs to nurses, equipment operators

¹² School enrollment info from: <https://www.usnews.com/education/k12/new-york/districts/schoharie-central-school-district-110659>, <https://www.schoharieschools.org/about-us/>

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and mechanics. The campus offers high school students seven educational programs, including college-credit-bearing courses.

State University of New York (SUNY) College of Agriculture & Technology at Cobleskill is about 10 miles away from the Town of Schoharie, located in Cobleskill, New York. SUNY Cobleskill is a small, public college with an enrollment of about 1,600 undergraduate students. The SUNY Cobleskill acceptance rate is around 80%. Popular majors include Animal Sciences and Husbandry, Business and Wildlife and Fisheries Management.

Community, Social & Cultural Resources

DAR Lasell House: Built in 1795 by Johannes Lawyer as a tavern. After his death, the tavern sold several times and was purchased by Chester Lasell. In the 1850's an addition was added at the rear of the building to house female students attending the Schoharie Academy. In 1913, the heirs of Josiah Lasell gave the property to the Schoharie Chapter, National Society, Daughters of the American Revolution. The Schoharie Free Library, founded in 1916, was housed on the second floor until 1963. The Schoharie DAR Chapter is still active today. After the massive destruction as a result of Hurricane Irene in 2011, the house has been restored to its previous colonial feel and elegance. The building and grounds are used for many community activities, as well as for DAR meetings.

Mary Beatrice Cushing Library: The Schoharie Free Library was founded in 1916 by a group of women from the local chapter of the Daughters of the American Revolution. It obtained its charter from the State of New York in 1927 and became an Association Library in 1959. Also in that year, the Library joined the Mohawk Valley Library Association (MVLA). In 1963, the weight of the books damaged the DAR Hall and a fund drive to buy a new home for the Library was begun by the Schoharie Kiwanis Club, the Schoharie Rotary Club and others. Mr. James Cushing donated the money to buy the Miers house and the Library was called the Mary Beatrice Cushing Memorial Library in honor of his deceased wife. The Library has survived many challenges including a tornado in 1989, a fire in the Carriage House in the back yard and significant floods in both 1995 and from Hurricane Irene in 2011.

The library participates in the automated circulation system common to both MVLS (Mohawk Valley Library System) and SALS (Southern Adirondack Library System). An addition and renovation project created a beautiful new Children's Area and an elegantly redecorated interior.

The Schoharie Promotional Association, established in 1983, is dedicated to promoting the Village and Town of Schoharie by cultivating community involvement, sponsoring activities that will bring people to our community, encouraging alliances with business and community groups, creating educational and fun activities for community youth and beautifying the area.

Other community, social and cultural opportunities in Schoharie are with organizations like the Central Bridge Civic Association, the Schoharie River Center, Schoharie County Community Action Program, Schoharie County Historical Society, Fields of Grace, Schoharie County Farm Bureau, Schoharie County Conservation Association and SUNY Cobleskill.

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Water Management & Flooding Prevention Efforts

The 2017 Flood Mitigation Study on Schoharie Watershed prepared for the New York State Department of State (DOS) and Schoharie County Soil and Water Conservation District (SWCD) states that the Schoharie Creek basin is particularly prone to flooding due to a number of factors, including the location of the headwaters in the Catskill Mountains; the low permeability of the mountainous landscape; the lack of wetland habitats or lakes within the watershed to retain stormwaters; and the prevailing winds, which during coastal storms push storm air masses up and over the mountains, causing cooling and subsequently high amounts of precipitation.

As the wettest region in New York State with over 60 inches of precipitation annually, individual rainfall events of 5 inches are common. These and other factors contribute to the flash flood conditions within the basin. For the focus areas in the study, alternatives were looked at and the recommended flood mitigation alternative in the village of Schoharie is the relocation and floodproofing of individual structures (Alternative 7-4). A range of measures is available to protect existing public and private properties from flood damage. On a case-by-case basis where structures are at risk, individual floodproofing should be explored.

Focus Area #11 is the Cobleskill Creek Confluence. This study area focuses on the lower reach of Cobleskill Creek just upstream of its confluence with Schoharie Creek in the hamlet of Central Bridge. NYS Route 30A serves as an important route out of this flood prone area of the Schoharie Valley during large flood events. During Tropical Storm Irene, water overtopped the NYS Route 30A roadway in the area just north of the bridge, making the road impassable. This section of the creek is subject to sediment aggradation and bank erosion.

The first recommendation included individual floodproofing through the relocation of structures and greenhouses located just downstream of Church Street is recommended as well as preventing development in the floodway and requiring that any new construction meet NFIP criteria. The second recommendation was closure of the flood prone section of Route 30A during flooding events in combination with the installation of effective barriers and clear signage to direct travelers to alternative routes.¹³

Both public and private investments made in Village infrastructure since 2011 is estimated at \$35 million. After extensive community planning, a summary of investments include:

- Governor's Office of Storm Recovery (GOSR) provided \$1.5 million for the Village to implement the South End Drainage project to minimize the potential of flooding in the southern part of the Village.
- Funded jointly by federal government and Village, the Village has been implementing a \$10 million water/sewer improvement project that involves hardening of facilities, protecting the purity of its reservoir and springs on Barton Hill and installing new piping and pumping stations.
- Funded, in part, by Homes and Community Renewal CDBG Coronavirus grant in the amount of \$741,000 in cooperation with County government, Schoharie Economic Enterprise Corporation

¹³ Flood Mitigation Study Schoharie Watershed, 2017.

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(SEEC) and MIDTEL, the Village will advance the installation of new fiber and wireless along Main Street and distribute digital marketing grants directed to local business resiliency.

- The Village has also signed a contract with NYPA to install energy efficient LED lighting throughout the Village.

Land Use & Zoning Districts

Land Use – (See Land Use Map 9)

According to the County tax maps, there are 1,742 properties in the Town of Schoharie (18,344 acres). These include the following:

Parcel Class	Parcels	Acres	Percent of Parcel Area	Percent of Land Area
Residential	1076	7606	41.5%	39.7%
Vacant	436	5057	27.6%	26.4%
Agricultural	68	4648	25.3%	24.3%
Commercial	67	166	0.9%	0.9%
Community Services	40	368	2.0%	1.9%
Apartments and Manufactured Housing Parks	19	34	0.2%	0.2%
Public Services	16	162	0.9%	0.8%
Industrial	9	252	1.4%	1.3%
Recreation and Entertainment	8	15	0.1%	0.1%
Non-Classified	2	15	0.1%	0.1%
Underwater	1	21	0.1%	0.1%
ROWs	N/A	816	N/A	4.3%

There is a concentration of community service land uses in the Village – due to County offices, the school and religious buildings. Likewise, most of the commercial properties are in the Village, but there are scattered businesses throughout the Town especially concentrated along Route 30. The Town of Schoharie is in NY Agriculture and Markets Agricultural District 1 and 2 for Schoharie County. In 1994, the Town of Schoharie had 117 agricultural coded land parcels, according to the County Final Assessment Rolls.¹⁴ On the Town 2023 tax roll there are 103 parcels of agricultural land, of which 13 are located in the Village. This is an approximate 12% decrease in land.

The Town and Village of Schoharie have a diversity of commercial and business entities that provide retail, service, restaurant, manufacturing, and other needs. The Schoharie Central School and Schoharie County are the largest employers in the Town. Diverse businesses are shown in the following chart (from the Schoharie 2023 NY Forward Grant Application):

¹⁴ Schoharie County, New York Agricultural and Farmland Protection Plan, 2000.

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Company	Description	Job	Impending
<i>Village</i>			
Birches, Senior Housing	Property management, maintenance	+	
Bright Drive	Specialized medical coding	+	+
El Taco Shack/Greek Gyro	Cultural food service	+	+
Farmers Beef & Brew	Farm to table	+	+
Mane Attraction/Unicorn	Hair stylists	+	
Schoharie Dental	Health care, professional	+12	+
Schoharie Economic Enterprise Corporation	Professional	+	+
Tesis Lab	Medical services, call-center	+	+
The Parrott House	Boutique inn, food service		+
Twice Beloved/ Roslyn Rose	Portrait studio	+	+
<i>Area</i>			
American Recycling Management	Waste management	+	+
Bittle & Bennie's	Cultural food service	+	
Caribou Biofuels	Energy production	+	+
Four Star Realty	Coffee shop		+
Hessian Hill Farm	Dog agility, boarding	+	+
Highbridge	Logistics		+400 temp +300 perm
Highland Hollow Farm	Skilled and certified meat processors	+	+

Zoning Districts- (See Map 20)

Village

The Village of Schoharie is broken into 11 zones and overlays, as outlined by the Land Use Law. The Waterfront (W) zone is intended to maintain the natural functioning of the floodway of the Schoharie Creek and maintain a green, largely undeveloped corridor along much of the Village's waterfront, and to provide a consistent level of protection of the visual and environmental resources within this corridor. Further, this land use recognizes that the existing vegetation and future natural vegetation along the Schoharie Creek in this area is effective in creating a natural experience for waterfront land owners, small craft boaters, pedestrians, and other waterfront users. The Residential (R) zone allows a mix of moderate to high density residential and compatible home-based businesses and public uses. Additionally, the Village of Schoharie wishes to promote mixed uses of existing structures along Main Street, New York State Route 30.

The Commercial (C) zone allows a wide variety of commercial uses in the Village in concentrated nodes. The Industrial (I) zone allows areas for light manufacturing and other light industries that are compatible with surrounding neighborhoods.

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The Central Business District (CBD) zone promotes commercial development, mixed use buildings where upper floors are available for residential uses and maintain the traditional commercial core of the Village of Schoharie along with its mixed-use character.

The Agriculture (A) zone is intended to maintain the natural functioning of the floodplain of the Schoharie Creek and to provide a consistent level of floodplain best management practices that minimize impacts on the creek and on flooding, and to minimize flood damage. A further purpose of the use is to allow for agricultural activities to continue and a higher density of residential development.

The intent of the Floodway/Agriculture (F/A) Land use area is to maintain the natural functioning of the floodway of the Schoharie Creek and to provide a consistent level of floodplain best management practices that minimize impacts to the creek and on flooding, and to minimize flood damage.

The Open Space/Parkland (P) zone promotes permanent use of land for open space or park purposes.

The Planned Development (PDA) accommodates such large scale uses as will be of benefit to the community, but which could not have been anticipated at the time of the drafting of this law. This land use area is allowed as a floating land use area. A floating land use area is a land use area that is added to the land use law but that “floats” until an application is made to apply the new district to a certain parcel.

The Planned Development for Senior Citizen Residential (PDA/SCR) is a PDA approved by the Village to promote senior citizen residential uses.

The Flood Protection District (FPD) promotes the public health, safety and general welfare and minimizes public and private losses due to flood conditions in specific areas designated by the Federal Emergency Management Agency and through the delineation of flood prone areas in the Flood Insurance Rate Maps. Flood prone areas include mapped floodway and flood zone locations. The FPD boundaries are determined by the Flood Insurance Rate Maps and is a separate district from the Floodway/Agriculture district.

The Historic Overlay (H) encourages, protects and enhances historic structures and areas having important historic character. Additionally, the overlay area goal is to provide for the protection, enhancement, perpetuation and preservation of the historic character within this area. It is a public purpose to ensure that the distinctive historical and architectural character of this land use area shall not be negatively impacted by new uses or development. The Village Historic District Overlay is located in the northwest corner of the Village, along both sides of Fort Rd.

The Multi-Family and Mixed Use Overlay (MF/MU) allows for compatible development of multi-family housing such as duplexes, townhouses, apartments, and rooming houses while protecting the residential nature of the district and providing for compatible development of combination residential/commercial uses within the same structure for those structures located on Main Street, Route 30 within this overlay.

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Town

The Town of Schoharie is broken into seven zoning districts. The Rural-Agricultural (R-A) District encompasses the largest area of the Town (94% of the Town, excluding the Village) and promotes uses that are compatible with the predominant agricultural and residential uses. The district allows low-density residential development and commercial or home-based uses that will not have a material adverse effect on the rural character of the area. Most uses except single family residences will require a Site Plan approval, Special Use Permit approval or both to ensure compatibility with the surrounding area as well as to properly plan for future growth and development. Preservation of open space areas and scenic vistas is encouraged.

The Commercial District is the portion of the Town that would be most appropriate for the location of a variety of commercial uses. The purpose of this district is to promote and allow commercial and mixed uses that will complement existing businesses and business opportunities in the Town as well as to promote appropriate economic development.

The Industrial District has been delineated to recognize pre-existing uses that were allowed in the Industrial District area under the prior Zoning Law, as well as other uses appropriate for an Industrial District.

The Hamlet District is located in and around the Hamlet of Central Bridge. The purpose of this District is to maintain the mixed use and traditional residential character of the existing Hamlet of Central Bridge and to promote those uses which will contribute to enhancing the vitality of the Hamlet setting and to provide for housing opportunities and local services. Residential uses will be allowed by Zoning Permit. Multi-family uses will require only a Site Plan review, and most commercial uses will require a Special Use Permit.

The Barton Hill Overlay District was established because of the sensitive nature of the karst areas located in this area of the Town. Ground water is highly influenced by activities and conditions on the surface due to the nature of limestone rock in this area. The establishment of this overlay area is to control land uses and their location and design so that the water quality and quantity are not adversely affected. This Overlay District also requires that all development and use of land within this area follow a set of regulations and standards that are designed to protect the environmental conditions that exist.

The Floodplain Overlay was established in order to manage the areas in the Town as Federally Regulated Floodplains and Floodways. Additional review by the Town's Floodplain Administrator and additional standards established by the Town's Flood Damage Prevention Law are required for all uses and structures proposed within the Floodplain. The purpose is to protect the safety of the public and property from damage by flooding and to ensure that flood insurance is available for properties within such areas pursuant to the recommendations of the Federal Emergency Management Agency. All development and activities in the Floodplain shall comply with the Floodplain Regulations set forth by the Town of Schoharie Local Law #1 of 2004 and any subsequent amendments.

The Planned Development Districts (PDD) are referred to as "Floating Zones" since they are not

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anchored to any specific area of the Town. Instead, the establishment of the PDD commences when a proposal is made to establish an area that is appropriate for and will be designed to properly accommodate a higher density of residential uses, mixed residential and commercial uses, specialty uses such as senior housing, large scale uses, or industrial use.

Demographics

Population

Schoharie County had a population of 29,714 in 2020, according to the Decennial Census. This number is the lowest it has been since the last comprehensive plan. The table below shows the changes in population over the years.¹⁵

Population Change Over Time	1980	1990	2000	2010	2020	% change (1980-2020)
Schoharie County	29,710	31,859	32,574	32,749	29,714	0%
Town of Schoharie	3,109	3,369	3,299	3,132	3,107	0%
Village of Schoharie	1,016	1,045	1,030	922	916	-10%

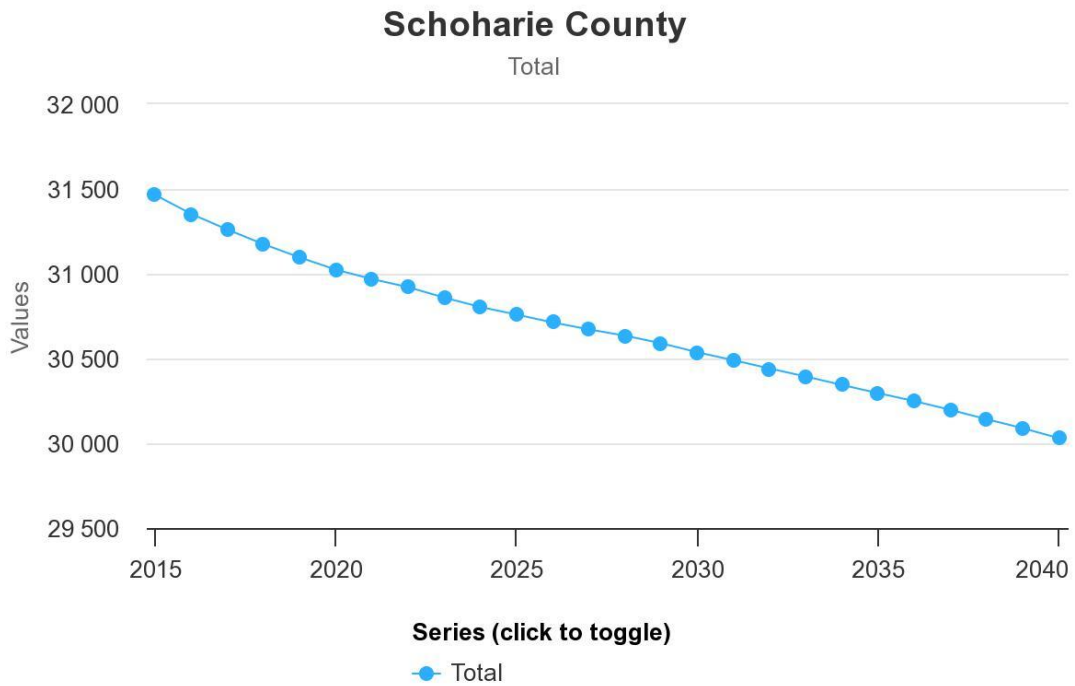
The 2020 population of Schoharie County and the Town are very close to the populations they were in 1980. Even though the Town and Village populations increased in 1990, by the 2000 census, they were decreasing. The Village population has decreased by 10% since 1980.

Cornell Program on Applied Demographics County Projections Explorer shows a very slow but steady decrease in population is expected to continue in Schoharie County in the future, with the total population expected to be around 30,029 people in 2040.¹⁶

¹⁵ US Census Bureau Decennial Census data and NY Open Data, Data.ny.gov.

¹⁶ Cornell Program on Applied Demographics County Projections Explorer,

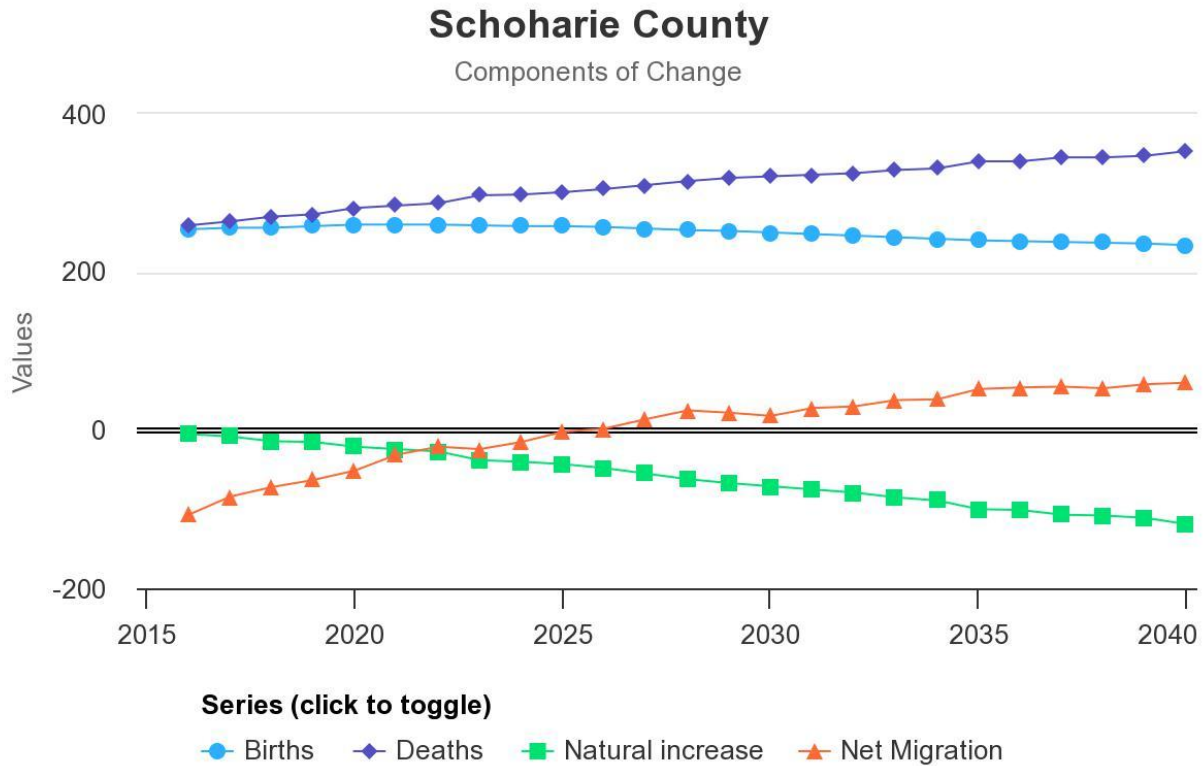
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Based on Cornell PAD projections, 2018

Another useful measure is the components of change projection, as shown below. In 2040, the projection shows birth at 254, deaths at 353 (making the natural increase -119), and the net migration is 60.

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Based on Cornell PAD projections, 2018

Age

The Village of Schoharie has the lowest median age at 35.2 years old. The Town’s median age is 37.3 and the County median age is much higher at 45.7. The median age for all of New York State is 39.8. The Village also has the highest percentage of older population of these municipalities. About 21% of the Village population is 65 years and older, 16% of the Town and 22% of the County. New York State as a whole has a 17.5% population 65 and older.¹⁷ These numbers point to a larger working-age population in the Town of Schoharie than the Village or County.

Race

In the Village, Town and County of Schoharie, approximately 91% of the population identifies as white alone. The table and chart below show the race breakdown of each place. In the Town, about 6% of the population identifies as two or more races, which is similar to the approximately 5% of the Village and County population. All the other race categories are 1% or less.¹⁸

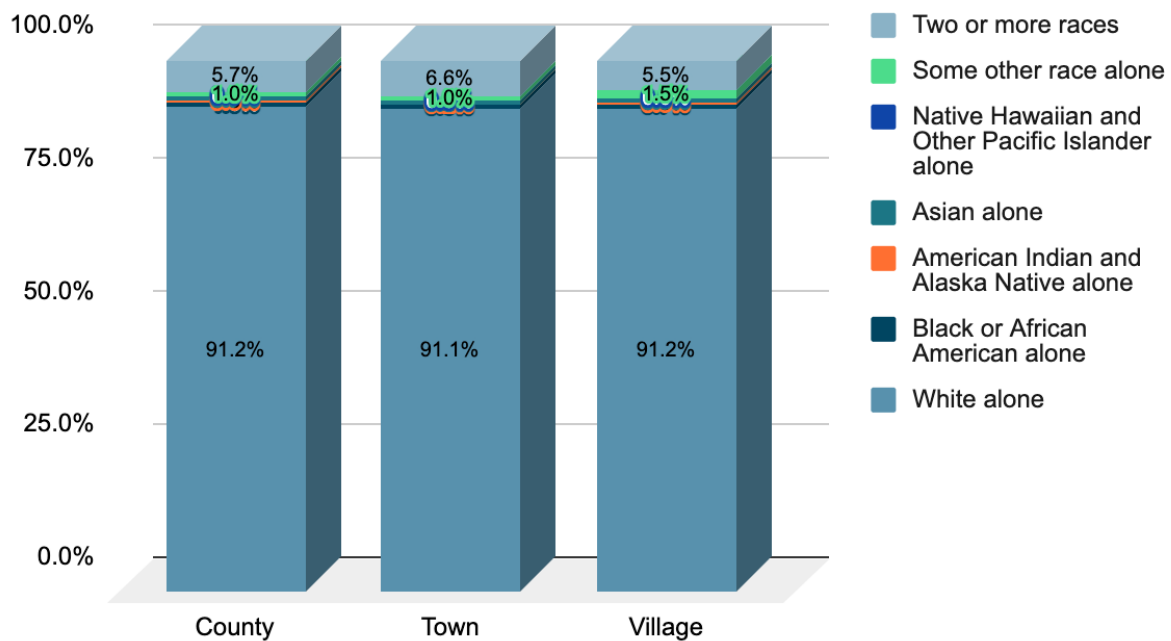
¹⁷ 2021 American Community Survey 5-Year Estimates.

¹⁸ 2020 Decennial Census, Table P1.

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Population Race Breakdown	Village	Town	County
White alone	835	2,830	27,112
Black or African American alone	6	18	305
American Indian and Alaska Native alone	3	6	83
Asian alone	8	17	211
Native Hawaiian and Other Pacific Islander alone	0	0	3
Some other race alone	14	31	304
Two or more races	50	205	1,696

Population Race Breakdown (percent of total)



Education and Income

Almost a third of the Village population 25 years and older have a High School or equivalent degree (28%), while 18% have some college, 15% have an associate's degree, 20% have a bachelor's degree and 11% have a Graduate or professional degree. Almost 31% of this group have earned a bachelor's degree or higher.

Education attainment in the Town is similar, with 28% of the population 25 years and older having a High School or equivalent degree, 27% having some college, 11% having an associate's degree, 15%

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having a bachelor’s degree and 9% earning a Graduate or professional degree. Almost 24% of this group have earned a bachelor’s degree or higher, which is slightly lower than the education attainment in the Village.¹⁹

The median household income in the Village is about \$49,000. The Town median household income is about \$63,400, which is very close to the median income for Schoharie County at \$64,200. The table below shows the median income by types of families and other income data.²⁰

Household Income	Village	Town
<i>Median Income, all households</i>	\$49,009	\$63,421
<i>Families (median income)</i>	\$72,000	\$71,875
<i>Married-couple families (median income)</i>	\$80,903	\$88,977
<i>Nonfamily households (median income)</i>	\$24,453	\$24,957
<i>Poverty, all people</i>	12%	14%

Employment

The overall employment rate in the Town is 58% , which is over 10% higher than the Village employment rate (at 47%). The lower employment rate in the Village may be due to the fact that 21% of the Village population is 65 years and older, meaning that there are fewer working-age residents.

It is not surprising, since the Village is the County Seat, that 26% of employed residents in the Village and 30% of Town residents are Local, State, & Federal Government Workers.

<i>Civilian Employed Population 16 Years and Over by Industry</i>	Village	Town	County
Agriculture, Forestry, Fishing and Hunting, and Mining	5%	5%	3%
Construction	6%	12%	11%
Manufacturing	13%	7%	8%
Wholesale Trade	2%	4%	2%
Retail Trade	8%	13%	12%
Transportation and warehousing, and utilities	8%	5%	6%

¹⁹ 2021 American Community Survey 5-Year Estimates.

²⁰ 2021 American Community Survey 5-Year Estimates.

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Information	0%	0%	2%
Finance and insurance, and real estate and rental and leasing	4%	3%	5%
Professional, scientific, and management, and administrative and waste management services	14%	5%	7%
Educational services, health care and social assistance	22%	31%	27%
Arts, entertainment, recreation, and accommodation and food services	6%	4%	7%
Other services, except public administration	5%	2%	5%
Public administration	8%	9%	7%

Households & Families

The Village has 305 total households, and the average household size is 2.4. The number of total families is 178 and the average family size is 3.1. Households with their own children of under 18 years of age numbers 84 (27% of the total).

The Town has 1,198 households and the average household size is 2.5. The number of total families is 783 and the average family size is 3.2. Households with their own children under the age of 18 make up 34% of the total.

Housing Characteristics

The Homeownership Rate in the Village of Schoharie is 57%. There are 376 housing units, of which 71 (19%) are vacant and 305 are occupied. The homeownership rate in the Town of Schoharie is 71%. There are 1,319 total housing units, of which 121 (9%) are vacant and 1,198 are occupied. The chart below shows selected housing characteristics for the Village and Town.²¹

Selected Housing Characteristics	Village	Town
Total housing units	376	1,319
Vacancy rate	19%	9%
1 unit in housing structure	61%	68%

²¹ 2021 American Community Survey 5-Year Estimates.

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Selected Housing Characteristics	Village	Town
2 units in housing structure	14%	9%
3 to 4 units in housing structure	2%	3%
5 to 9 units in housing structure	7%	4%
10 or more units in housing structure	16%	5%
Manufactured home	0%	11%
Owner-occupied housing units	57%	71%
Renter-occupied housing units	43%	29%
Housing units with 1 bedroom	24%	17%
2 or 3 bedrooms	58%	63%
4 or more bedrooms	19%	20%
Studio (no bedroom)	-	1%

Information on Housing from the Schoharie County Housing Study

The following housing-related information comes from the 2024 Schoharie County Housing Study²²:

- Village of Schoharie is projected to have a 100 person increase in population by 2040. Between 2010 and 2020, there was a 17.1% decrease in population.
- Town of Schoharie is projected to increase in population by about 335 people by 2040. Between 2010 and 2020, there was a 7.6% decrease in population.
- The Town is projected to have a slight decrease in people < 20 years old, a 9.4% decrease in those aged 21-54 and a 10.3% decrease in those aged over 55 years. In the Village, projections show a < 1 % decrease of < 20 year old people, a 10.4% decrease in those aged 21-54 and a 35% decrease in those aged 55 and older.
- In the last decade, the Town median household income has increased by 14% and in the Village, it has decreased by 22%.
- There were 1,285 housing units in the Town and 376 in the Village.
- In the Town, there were 825 single family houses, 123 manufactured houses, 128 2-4 units, 43 5-9 units, 45 10-19 units and 33 20+ units.
- In the Village, there were 215 single family homes, 6 manufactured homes, 72 2-4 units, 22 5-9 units, 45 10-19 units, and 22 20+ units.

²² The County Housing Study can be accessed at: www4.schohariecounty-ny.gov/PdfFiles/CountyAdministrator/housingStudy.pdf

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- Average single family home sale price in Town was about \$190,000 and, in the Village, it was about 125,000.
- About 20% of households are considered cost burdened and about 6% severely cost burdened. In the Village, about 26% are cost burdened, and about 53% severely cost-burdened. Residents in all Schoharie County villages are significantly more housing cost burdened than households in Towns.

Housing Affordability

There are a few ways to determine if housing is affordable in a place. One way is to look at the ratio of house value to income, a second is the purchase price multiplier, and third is the housing cost burden – when monthly housing costs comprise 30% or more of household income.

Cost Burden

Based on 2021 ACS Five-Year Estimates, approximately 39% of households in the Village and 28% of households in the Town are considered cost burdened.

Ratio of House Value to Income

This method determines affordability by looking at the ratio between the median value of an owner occupied house and median household income. Nationally, a ratio of 2 or less is considered affordable.

In 2021, the median household income in the Town of Schoharie was estimated to be \$63,421 and the median value of owner-occupied units was \$176,000. This creates a ratio of 2.8, which is slightly above what is considered affordable. Using updated census information, the median value of a housing unit in the Town is \$190,600 and the median household income is \$71,670 which yields a ratio of 2.7.

For the Village, the median household income was \$49,009 in 2021 and the median value of owner-occupied units was \$162,500. These values create a ratio of 3.3, indicating that housing in the Village is even less affordable than it is in the Town. Using 2022 estimates of \$173,700 median value and \$50,898 for median household income (which as an estimate has an \$11,899 +/- margin of error), the ratio is 3.4 – still considered high and very unaffordable.

Purchase Price Multiplier

The purchase price multiplier also gives an indication of affordability. This statistic represents the maximum mortgage approval amount likely to be given to potential homebuyers, usually about 2.25 times annual income. Based on the above-cited 2021 Town median income of \$63,421, this approach indicates the median income household could afford a house costing \$142,697, assuming a 10% down payment. This is much lower than the 2021 median value of owner-occupied housing in the same period, \$176,000 indicating difficulty for the household with a median income to afford a median-priced house.

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If you replicate the values for the Village's median income of \$49,009, the median income household could afford a house costing \$110,270. This home cost is also much lower than the median value of owner-occupied housing at \$162,500. Using 2022 estimates, the results are similar: home buying would be difficult in both the Town and Village for at least those households having median and lower incomes.

Summary

Taken together, the data indicate that housing is less affordable for individuals with incomes close to and lower than the Town and Village median. Housing cost burdens, the ratio of house values to income, and the purchase price multiplier methods support this finding.

Economy and Local Revenues

Local Revenues

The 2023 Town of Schoharie tax roll gives the total tax as \$3,099,432 for 1,773 parcels.

Budgets

The summary of the Town of Schoharie 2022 Budget shows total appropriations at \$1,480,569. The total revenues is \$480,888 and unexpended balance is \$15,000, making the total amount raised by taxes \$923,852. The total tax rate is 8.79.

The Village 2022 Budget gives the total regular annual expenditures as \$653,341. The amount of the economic development grant (ARC for trail project) is \$75,000. Federal Aid from American Recovery Plan (ARP) funding is listed at \$83,692. The total expenditures is \$812,033. The tax rate is 5.8 and the tax revenue from 2021 was \$245,705. Preliminary revenues are \$653,341 and the same amount is listed for preliminary expenditures, putting revenues less expenditures at 0.

Economic

Industry

About 6 and 7% of Workers 16 years old and over in the Town and Village, respectively, work from home. But, the average travel time to work in the Town and Village is about 30 minutes, meaning many work outside of these areas.

There are 564 small businesses in Schoharie County that employ just under 5,000 people.²³ Agriculture is the primary industry of the County. Farms are situated all over the county, and they operate farm stands featuring local produce and goods. The United States Department of Agriculture 2022 Census of Agriculture states there are 503 farms in Schoharie County (a 7% loss in number of farms). The amount of land in farms is 108,630 acres (a 9% increase) and the average

²³ 2020 ECNSVY Business Patterns County Business Patterns

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size of the farms is 216 acres (a 17% increase). The share of sales by type breaks down to 70% livestock, poultry, and products, and 30% crops. Cropland makes up 61% of the land in farms, with woodland second at 20%, followed by pastureland at 11% and other at 7%.

In 2016, approximately 467 acres of land in the Village of Schoharie (44%) was used for agricultural purposes. These include almost all the lands located within the 100-year floodplain of the Schoharie Creek. While these lands are not included in a Certified New York State Agricultural District, they are very productive farmlands critical to the regional farm economy and they also contribute to the unique character of the Village. Farmlands are currently used for corn, hay and nursery crops. Historically, valley lands were dominated by hops. There is not a well-developed riparian area along the creek that serves to slow and absorb floodwaters and filter sediments and pollutants. In 2024, about 25% of the Town's land is fully used for agricultural purposes. Adding in other large parcels, such as those that have residences on them along with agriculture, an additional 41% of Town is in agriculture for a total of 65/7% of the Town.

Schoharie County is located in a six county area known as the Mohawk Valley. The others are Otsego, Oneida, Montgomery, Fulton and Herkimer. with its exceptional quality of life and strategic location, in cities including Utica and Rome, and at the geographic center of upstate New York, builds on its unique regional assets to offer a competitive business climate. Thriving industry clusters are built around distribution, materials processing, industrial machinery and services, agriculture, financial services, information and technology and semiconductors.²⁴

Recently Approved or Considered Developments

One of Schoharie County's largest development projects in Town has recently been approved by the Town of Schoharie. It is for a 48-acre warehouse/distribution center off of State Highway 30A at the Interstate 88 interchange Exit 23.

Schenectady-based Highbridge Development's plans call for a 540,000-square-foot facility at that location with 154 loading docks and 593 employee parking spaces. The development will connect to water/sewer at the Schoharie Business Park.

The Village is currently reviewing a proposed development (Mainbridge Commons) located at the former Great American grocery store site at the corner of Main Street and Furman Ave. This location has remained vacant for many years, and this proposes a mixed use medical center/office complex with multi-family dwellings.

²⁴ NYSEDC website: <https://esd.ny.gov/regions/mohawk-valley>

Appendix 2. Public Engagement

Public Survey

The [sSurvey](#)²⁵ provided a wealth of insight into the strengths, weaknesses, opportunities, and hopes and dreams residents and landowners of Schoharie have. The following sections provide a more detailed summary of survey results. Results were separated into whether participants lived or owned land in the Town of Schoharie, Village of Schoharie and Central Bridge. For many topic areas, there is much consistency in perspectives regardless of where one lived. There are some differences by location, however.

What Did We Learn From Town and Village of Schoharie Survey?

Based on the survey responses, the issues identified facing Schoharie are:

1. Economic Development:

- There is a need and desire for more businesses, particularly those that align with the community's character.
- Careful development is desired at the I-88 intersection for a variety of businesses and mixed uses having good design and that mitigate adverse impacts on traffic, noise, water, aesthetics, and community character.

2. Infrastructure:

- Improvements needed to be made to the roads, bridges, and public transportation.
- Some expansion of public water and sewer infrastructure.
- Enhance availability of high-speed internet.
- Specific attention is needed for the infrastructure in and around Central Bridge.
- Improved walkability in the Village, and especially in Central Bridge.

3. Housing:

- Affordable housing options are lacking but there is less interest in acceptance of a variety of housing types. Some housing types are felt to be more acceptable in some locations than others. Single Family homes, accessory dwelling units, and two family dwellings were more acceptable housing types than large apartment buildings.
- Concern over absentee landlords and the condition of rental properties, especially in Central Bridge.

4. Community:

- Enhanced recreational opportunities for both adults and children.
- Better communication and engagement from local government.
- Improved code enforcement and zoning regulations.
- Need for more healthcare facilities and services for seniors and youth.

5. Preservation of Rural Character:

²⁵ [All information and comments received from the survey are filed with the Town and Village Clerk.](#)

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- Strong desire to maintain the rural, small-town feel of Schoharie.
- Emphasis on protecting open spaces, farmlands, and natural landscapes.
- Resistance to overdevelopment and industrialization.

6. Safety and Maintenance:

- Concerns over roads and bridges, traffic, speeding, and truck traffic, particularly through the village.
- Need for better maintenance of sidewalks, crosswalks, and public spaces.
- Ensuring safe and attractive community areas.

7. Environmental Concerns:

- Opposition to mines, large-scale solar farms and wind turbines that could alter the landscape.
- Concern about flooding, especially in the Village.
- Desire to protect natural resources.

Central Bridge

- Value small town feel, natural surroundings and sense of community
- Continues to live there because family is nearby
- Schoharie's landscape is very important including rural character, historic structures, farmland, natural resources, scenic beauty and open spaces
- Want to support (in order):
 - Local farms
 - Help existing businesses grow and expand
 - Encourage and attract new business development and entrepreneurship
 - Use vacant buildings and sites to support business expansion and attraction
 - Create more employment opportunities for local residents
 - Promote renovation and reuse of older commercial and industrial buildings
- Scale of businesses:
 - Small scale (NBT size) or mid-scale (Apple Barrel) buildings in hamlet
- Central Bridge needs property maintenance, addressing absentee landlords, drug issues, improvements or new sidewalks, crosswalks, ADA compliance, parking, better lighting, better streetscapes.
- Improvements needed for access to high speed internet, town zoning and planning, communication with citizens and landowners, and more adult and children recreational opportunities as well as road and bridge maintenance and more public transportation
- Needs more affordable housing, and they prefer single-family homes, with about 1/3 of respondents supporting duplexes, mixed use buildings, and assisted living/senior housing.
- Recreational needs include physical and visual access to the creeks, more bike/hike trails, more sports fields, a dog park, playgrounds for small children, and skateboarding/rollerblading park. Hiking/walking, fishing, canoeing/kayaking in the Schoharie Creek, Schoharie Pool, and bike riding are favorite recreational activities
- Types of businesses needed include:
 - Adult care
 - Construction trades
 - Cultural/entertainment/recreational
 - Technology manufacturing

Town and Village of Schoharie Comprehensive Plan

- Hotel/Motel (at I-88)
- Truck stop (at I-88)
- Business uses not desired include:
 - Utility scale wind and solar
 - Mining
- Business uses desired by some, but not majority include:
 - Child care services
 - Fast food at I-88
 - Medical services
 - Specialty foods
 - Professional services
 - Personal services
 - Research and development
 - Non-fast food restaurants
 - Warehouse/distribution Center (at I-88)

Town of Schoharie and I-88 Interchange Area

- Value natural surroundings, rural character, small town feel
- Value having family nearby
- Schoharie's landscape is very important including rural character, historic structures, farmland, natural resources and scenic beauty but also wildlife, caves, wooded areas to hike and walk, open space, Schoharie Creek, surrounding mountains and hills
- Wants to balance economic development at I-88 with preservation of natural landscape and recognize need to expand tax base.
- Want to support (in order):
 - Local farms
 - Help existing businesses grow and expand
 - Use vacant buildings and sites to support business expansion and attraction
 - Promote renovation and reuse of older commercial and industrial buildings
 - Attract additional agribusinesses
- Attracting new businesses is important to Town residents
- Scale of businesses at different locations:
 - Small scale (NBT size) appropriate in the Village
 - Mid-scale (Apple Barrel) businesses appropriate in town outside village and outside the I-88 area
 - Large Scale (BOCES) buildings were not favored in the Village, Central Bridge or locations but were more favored at the I-88 area
- There is a mix of perspectives about development at the I-88 area of Town. While there were strong feelings about the type and scale of development that would be appropriate there, the majority recognized the location as an opportunity for development provided it was carefully done in a way that preserves the character and environment of Schoharie with minimal impacts of noise, traffic, and lighting.
- Feel more improvements are needed for sidewalks, crosswalks and walkability in Village, not Town
- Need to improve roads and bridges, increased access to high speed internet, and additional public transportation opportunities
- Need to improve recreational opportunities for adults and children, communication with citizens and landowners
- More people feel Town is not affordable to live in, but many do – no strong consensus. They favor single family homes, assisted living/senior housing, use of accessory apartments (in-law apartments), and some favor mixed use buildings

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- Development of more bike/hike trails, and more physical and visual access to the creeks were highly desired recreational improvements. Hiking/walking, canoeing/kayaking and fishing were important recreational activities.
- Business Uses Desired at I-88
- Business Uses Desired at other locations in Town
- Business Uses Not Desired
 - Utility scale wind and solar
 - Mining
- Businesses Having Mixed Opinions
 - Fast Food (42% at I-88, 45% not at all)
 - Light Manufacturing (36% I-88)
- Businesses identified by > 50% of participations with most preferred location (s) include:
 - Adult care (Town, then Village)
 - Child care (Town and Village)
 - Construction/trades (Town)
 - Cultural/entertainment (Village, then Town)
 - Light Manufacturing (Town, then I-88)
 - Lodging (I-88, then Town)
 - Medical Services (Town, then Village)
 - Research and Development (Town)
 - Personal Services (Village)
 - Recreational Businesses (Town, then Village)
 - Non-fast food restaurants (Village, then Town)
 - Truck Stop (55% I-88, 43% not needed)
- Mixed opinions:
 - Fast food (42% at I-88, 45% not needed)
 - Professional services (47% Village, 37% Town)
 - Research and Development (49% Town)
 - Technology-related manufacturing (49% Town, 38% I-88)
 - Warehouse/Distribution (47% I-88, 43% not needed)

Village of Schoharie

- Value small town feel, natural surroundings, sense of community, rural character
- Value friendly neighbors
- Believe Schoharie's landscape is very important including rural character, historic structures, farmland, natural resources and scenic beauty but also Schoharie Creek, hiking trails, main street, local parks, access to clean water, wildlife habitats, clean air, covered bridge
- Want to support (in order):
 - Local farms
 - Promote renovation and reuse of older commercial and industrial buildings
 - Revitalize Main Street in Village
 - Strengthen efforts to market local businesses, attractions and amenities
 - Use vacant buildings and sites to support business expansion and attraction
- Improvements needed to improve parking, walkability in Village, improve local roads and bridges, control truck traffic in Village, increase access to high speed internet, additional

Town and Village of Schoharie Comprehensive Plan

healthcare facilities. Specific locations include Bridge Street bridge, paving Route 30 between I-88 and Village, modernization of drain system on Main Street

- More affordability in housing is needed, and residents favor single family homes, and use of accessory dwelling units. Some support for assisted living/senior housing, mixed use buildings, duplexes. Opposed to condominiums, three and four unit homes, and apartment buildings with 5 or more units.
- Physical and visual access to the Creeks, more bike/hike trails, dog park and additional playgrounds for children are desired. Hiking/walking, canoeing/kayaking on the creeks, Village Pool, bike riding, fishing are important recreational activities. Old fire house site and fox creek park are underutilized with lots of potential, and an indoor sports facility were other desired recreation venues/
- Types of businesses needed include:
 - Cultural/entertainment (Village)
 - Specialty foods
 - Adult care (Village)
 - Construction trades (Town)
 - Personal Services (Village)
 - Recreational (Town)
 - Non-fast food cafes in the Village or Town (Village mostly but also Town)
 - Hotels/Motels (at I-88)
 - Fast food (at I-88)
 - Medical services (Town)
- Uses not desired include:
 - Utility scale wind and solar
 - Mining
- Uses desired by some, but not majority include:
 - Child care services
 - Fast food at I-88
 - Light manufacturing
 - Hotels/Motels outside of I-88
 - Professional services
 - Research and development
 - Technology manufacturing
 - Truck stops (at I-88)
 - Ware house and distribution

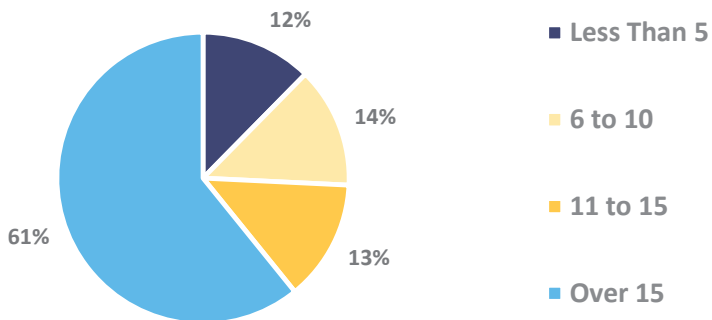
[The following pages further detail survey responses.](#)

Schoharie Comprehensive Plan Survey Highlights Town Resident Demographics

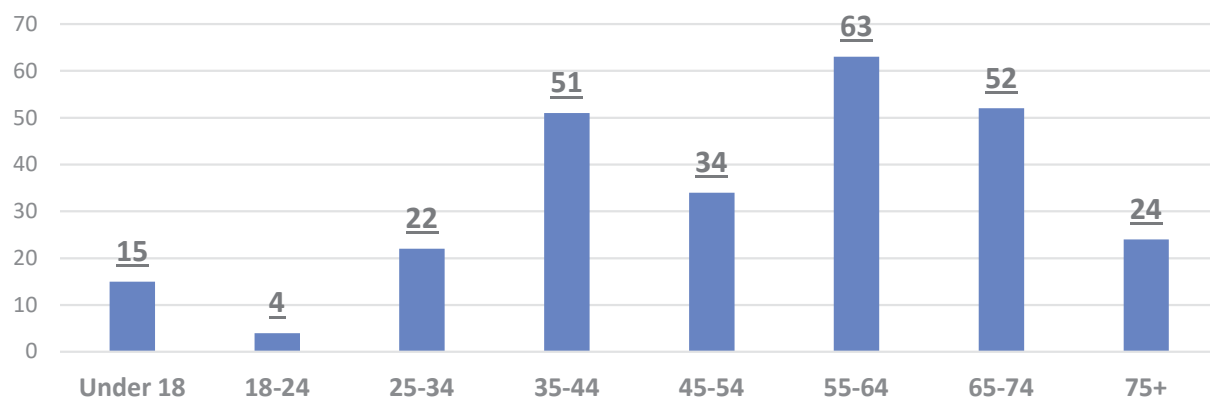
Data and information given below is based on responses received to the Comprehensive Plan Survey. Out of 586 total responses, 265 (approx. 45%) identified as living “In the Town of Schoharie Outside the Village of Schoharie.”

Where Do Town Residents Work?	Who Has School-Aged Children?
In the Village: <u>12%</u>	<u>26%</u> Do
In the Town, Outside the Village: <u>17%</u>	<u>72%</u> Do Not
In Central Bridge: <u>1%</u>	Who Rents, and Who Owns Their Residence?
Outside the Town & Village: <u>45%</u>	<u>94%</u> Own Their Residence
Retired or Not Working: <u>34%</u>	<u>6%</u> Rent

How Many Years Have You Lived in Schoharie?



Age of Respondents



Schoharie Comprehensive Plan Survey Highlights

Responses From Town Residents

Data and information given below is based on responses received to the Comprehensive Plan Survey. Out of 586 total responses, 265 (approx. 45%) identified as living “In the Town of Schoharie Outside the Village of Schoharie.”

What Are the Most Important Reasons Town Residents Choose to Live in Schoharie?

Town residents value Schoharie’s Natural Surroundings (68%), Rural Character (52%), and Small Town Feel (51%). A majority of Town respondents cited that Family lives in Schoharie (56%). Town residents shared in open-ended comments that **they or their family were born and raised in Schoharie**. Some cited **proximity to work in nearby cities, the Capital District, Cobleskill Hospital, SUNY Cobleskill, and local breweries and eateries** are part of what they enjoy about living in Schoharie. Several people also cited **local agriculture and the natural surroundings** as reasons to live here.

Town residents **believe Schoharie’s landscape is important**. We asked survey respondents to rate landscape and environmental features on a scale of Important, Not Important, or Unsure. **77% of respondents (on average) rated** landscape and environmental features such as Rural Character, Historic Structures, Farmland, Natural Resources, Scenic Beauty, and Open Spaces **as important to them**.

Open-ended comments named the following landscape features as especially important: local wildlife, local caves, wooded areas to hike and walk, open space, the Schoharie Creek, the surrounding mountains and hills.

Some concerns identified by Town residents include: balancing economic development around I-88 with preservation of the natural landscape, big box development, expansion of the quarry and heavy truck traffic, the need for businesses to develop a tax base, solar farms and windmills.

Town residents responded that they engage in the following recreational activities: Hiking/Walking (59%), Canoeing or Kayaking in the Schoharie or Fox Creeks (35%), and Fishing (31%).

BUSINESSES AND LOCAL INITIATIVES

Town respondents were asked to rank the importance of a number of local initiatives as Very Important, Important, Somewhat Important, Not Important, or Unsure. The following were most consistently ranked as Very Important or Important:

Support local farms (77%)	Help existing businesses grow and expand (72%)
Identify vacant buildings and sites that can be used to support business expansion and attraction (67%)	Promote the renovation and reuse of older commercial and industrial buildings (67%)
Attract additional agribusinesses (66%)	

When asked “How important is it for the Town and Village of Schoharie to work to attract new businesses?” 46% of Town residents said it is Very Important and 28% said it is Somewhat Important. In terms of scale, Town residents believe Small Scale (NBT-sized) businesses should be in the Village (46%); Mid-Scale (Apple Barrel-sized) should be in the Town (46%), Large-Scale (BOCES-sized) at I-88 (32%), and Very Large Scale (Walmart-sized) Not Needed (39%).

Town respondents were asked where they'd like to see new businesses – in the Village, in Central Bridge, elsewhere in Town, at the I-88 interchange, or whether a certain type of business is Not Needed. Here's how they responded:

TYPES OF BUSINESS AND WHERE THEY SHOULD BE LOCATED	
Adult Care Services: In the Town (38%) or Village (34%)	Mining: Not Needed (52%)
Child Care Services: In the Town (43%) or Village (42%)	Specialty Foods (such as a bakery): In the Village (60%)
Construction/Trades: In the Town (50%)	Professional Services (attorneys, real estate, insurance): In the Village (35%)
Cultural/Entertainment: In the Village (49%)	Personal Services (Haircuts, laundry, fitness): In the Village (39%)
Utility Scale Solar: Not Needed (40%)	Research & Development: In the Town (28%), or the Village (22%) or Not Needed (22%)
Utility Scale Wind: Not Needed (41%)	Non-Fast Food (cafes, restaurants, breweries): In the Village (55%) or Town (48%)
Fast Food: Not Needed (38%)	Recreational Businesses (golfing, bowling, indoor sports): In the Town (46%)
Light Manufacturing (such as food processing): In the Town (38%)	Technology Manufacturing: In the Town (35%)
Hotels/Motels: At the I-88 Interchange (40%) or in the Town (36%)	Truck Stops: Not Needed (36%) or at the I-88 Interchange (35%)
Medical Services: In the Town (37%) or Village (33%)	Warehouses and Distribution Center: Not Needed (34%) or at the I-88 Interchange (33%)

INFRASTRUCTURE & SERVICES

Walkability: 21% of Town respondents believe that the Town needs improvements to repair or add sidewalks, crosswalks, ADA compliance, improve lighting, etc. 31% believe the same improvements are needed in the Village.

Areas With Need For Improvement: 66% of Town respondents believe there is “A Lot” or “Some” need to improve Roads and Bridges. 53% say there is “A Lot” or “Some” need for Additional Healthcare Facilities. Other infrastructure issues identified with “A Lot” or “Some” need for improvement include: Increased Access to High Speed Internet (50%) and Additional Public Transportation Opportunities (48%).

Rating Services: Town residents were asked to rank whether a variety of public services were Adequate, Needs Improvement, or if they were Not Sure.

The following were most often described as Adequate: Fire and Police Protection and Emergency Services (48%), Town and Village Roadway Conditions (41%), Town Hall Services (36%).

The following were most often described as Needing Improvement: Recreational Opportunities for Adults (46%), Recreational Opportunities for Children (44%), Communication with Citizens and Landowners (39%).

Village Code Enforcement was the only item Town Residents were most often Not Sure (31%) about.

HOUSING DEVELOPMENT

When asked if they believe housing in Schoharie is affordable to most individuals and families, a majority (75) said Yes – but the combined numbers of those who said No (67) or that they are Unsure (55) is greater.

Survey-takers were asked whether they “Favor” or “Oppose” different types of housing. Town respondents favor: Single Family Homes (63%), Assisted Living, Continuous Care, and Senior Housing (46%), Accessory Dwelling Units (“In-Law Apartments”) (39%), and Mixed-Use Residential and Commercial Buildings (36%).

Town respondents opposed the following types of housing development: Apartment Buildings With 5 or More Units (35%), Condominiums (32%), and Three and Four-Unit Homes (32%).

RECREATION AND WATERFRONT REVITALIZATION

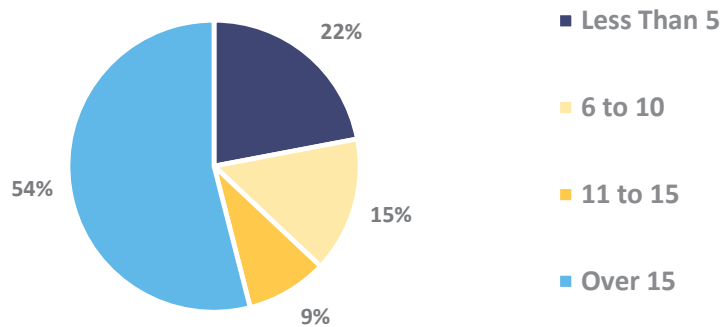
Town residents were asked to rank 10 different projects focused around recreation, waterfront revitalization, or both. Development of Bike and Hike Trails Potentially on the Old Rail Line, Along Creeks, or on Ridges and Physical and Visual Access to the Creeks are the most desired projects. Those two projects are overwhelmingly the most important to Town residents.

Schoharie Comprehensive Plan Survey Highlights Village Resident Demographics

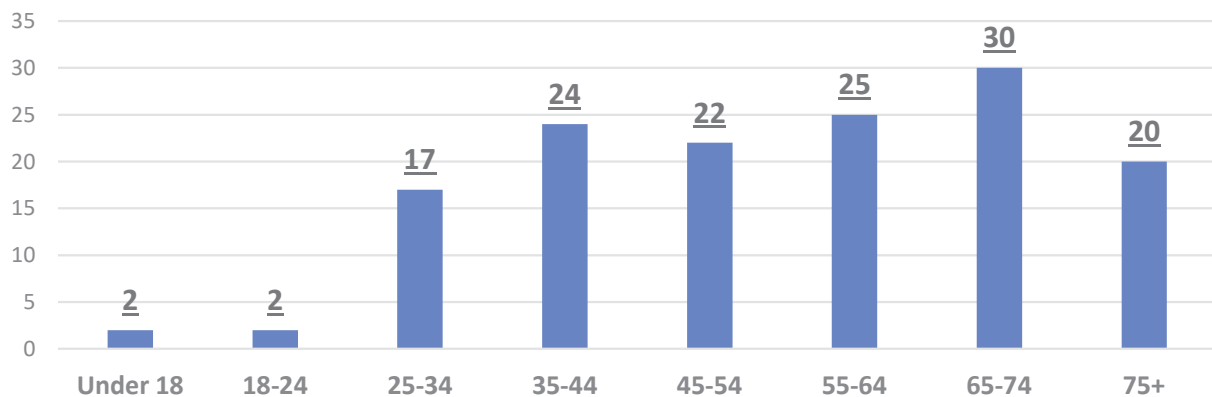
Data and information given below is based on responses received to the Comprehensive Plan Survey. Out of 586 total responses, 143 (approx. 24%) identified as living “In the Village of Schoharie.”

Where Do Village Residents Work?	Who Has School-Aged Children?
In the Village: <u>19%</u>	<u>28%</u> Do
In the Town, Outside the Village: <u>6%</u>	<u>72%</u> Do Not
In Central Bridge: <u>1%</u>	Who Rents, and Who Owns Their Residence?
Outside the Town & Village: <u>39%</u>	<u>87%</u> Own Their Residence
Retired or Not Working: <u>38%</u>	<u>13%</u> Rent

How Many Years Have You Lived in Schoharie?



Age of Respondents



Schoharie Comprehensive Plan Survey Highlights

Responses From Village Residents

Data and information given below is based on responses received to the Comprehensive Plan Survey. Out of 586 total responses, 143 (approx. 24%) identified as living “In the Village of Schoharie.”

What Are the Most Important Reasons Village Residents Choose to Live in Schoharie?

Village residents value Schoharie’s Small-Town Feel (58%), Natural Surroundings (52%), Sense of Community (50%), and Rural Character (45%). Village residents shared in open-ended comments that they like **having friendly neighbors**. Some shared that they **grew up in Schoharie** and are **currently raising a family here**. Some respondents’ families have been here for as many as **five generations!**

Village residents **believe Schoharie’s landscape is important**. We asked survey respondents to rate landscape and environmental features on a scale of Important, Not Important, or Unsure. **75% of respondents (on average) rated** landscape and environmental features such as Rural Character, Historic Structures, Farmland, Natural Resources, Scenic Beauty, and Open Spaces **as important to them**.

Open-ended comments named the following landscape features as especially important: the Schoharie Creek, hiking trails, Main Street, local parks like Lasalle Park, access to clean water, protected wildlife habitats, clean air, and the covered bridge.

Some concerns identified by Village residents include: balancing economic growth with historic and environmental preservation, maintaining a sense of individual privacy and safety, and the state of local lawns and home-fronts.

Village residents are **optimistic about Schoharie’s future** and repeatedly listed the people, their neighbors, and their hopes for the future as assets of the community.

Village residents responded that they engage in the following recreational activities: Hiking/Walking (58%), Canoeing or Kayaking in the Schoharie or Fox Creeks (32%), Swimming at the Village Pool (31%), Bicycle Riding on Local Roads (29%), and Fishing (19%).

STRENGTHS AND WEAKNESSES

Below is a sample of how Village respondents see the strengths and weaknesses of the Village, the Town, and the Hamlet of Central Bridge.

	<u>STRENGTHS & ASSETS</u>	<u>WEAKNESSES & CHALLENGES</u>
VILLAGE	Main Street, Local Businesses, Farmland & Products, Peaceful Atmosphere, Strong Community, Local History Such as the Old Stone Fort, Water & Sewer Access, Walkability	Sidewalk Repair, Limited Creek Access, Lack of Local Medical Care, Repair and Occupation of Vacant Properties, The Parrot House, Declining Population, Lack of Employment Opportunities, Truck Traffic, Desire for More Businesses
TOWN	Close to Capital Region, Local History, Local Businesses, Natural Beauty, Farmland and Open Space	Lack of Development, Desire for Better Cell Service and Broadband Access, The Tax Base, Condition of Roads, Blight, Lack of Local Jobs
CENTRAL BRIDGE	Churches, Baseball Field, the Feed Mill, Local Industry, Small Town Feeling	Lack of Businesses, Condition of Local Property, Lack of Activities

BUSINESSES AND LOCAL INITIATIVES

Village respondents were asked to rank the importance of a number of local initiatives as Very Important, Important, Somewhat Important, Not Important, or Unsure. The following were most consistently ranked as Very Important or Important:

Support Local Farms (73%)	Promote the renovation and reuse of older commercial and industrial buildings (68%)
Revitalize Main Street in the Village of Schoharie (67%)	Strengthen efforts to market local businesses, attractions, and amenities to potential visitors (66%)
Identify vacant buildings and sites that can be used to support business expansion and attraction (66%)	

Village respondents were asked where they'd like to see new businesses – in the Village, in Central Bridge, elsewhere in Town, at the I-88 interchange, or whether a certain type of business is Not Needed. Here's how they responded:

TYPES OF BUSINESS AND WHERE THEY SHOULD BE LOCATED	
Adult Care Services: In the Town (42%) or Village (31%)	Mining: Not Needed (56%)
Child Care Services: In the Village (39%) or in Town (34%)	Specialty Foods (such as a bakery): In the Village (62%)
Construction/Trades: In the Town (47%)	Professional Services (attorneys, real estate, insurance): In the Village (34%) or Town (31%)
Cultural/Entertainment: In the Village (52%)	Personal Services (Haircuts, laundry, fitness): In the Village (40%)
Utility Scale Solar: Not Needed (36%)	Research & Development: In the Town (36%)
Utility Scale Wind: Not Needed (36%)	Non-Fast Food (cafes, restaurants, breweries): In the Village (53%) or Town (42%)
Fast Food: I-88 (40%)	Recreational Businesses (golfing, bowling, indoor sports): In the Town (52%)
Light Manufacturing (such as food processing): In Town (39%)	Technology Manufacturing: In the Town (32%) or at I-88 (27%)
Hotels/Motels: I-88 (43%) or in the Town (41%)	Truck Stops: At I-88 (45%)
Medical Services: In the Town (40%) or Village (31%)	Warehouses and Distribution Center: I-88 (36%) or Not Needed (31%)

Village residents were given open space to describe their vision for the I-88 interchange. Responses were split between a desire for development and a desire to keep the area as it is currently. Many village residents see the interchange as the “gateway to the valley” and believe it should remain scenic with some development of cultural institutions. Others see it as an opportunity for development but stress that jobs must not come at the expense of quality of life for town and village residents. The desire to build businesses at the interchange which will attract tourism or funnel visitors into the village and town was also stated. Some residents shared a vision of specific types of business which would have architecture and design in keeping with local historic character. Businesses envisioned at I-88 include hotels, motels, a teen center, craft breweries and restaurants, a garden or agricultural development, a school or education center, department stores or supermarkets.

INFRASTRUCTURE

Walkability: 50% of Village respondents believe that the village needs improvements to repair or add sidewalks, crosswalks, ADA compliance, improve lighting, etc.

Areas With Need For Improvement: 59% of Village respondents believe there is “A Lot” or “Some” need to improve Local Roads and Bridges. 56% say there is “A Lot” or “Some” need to Control Truck Traffic in the Village. Other infrastructure issues identified with “A Lot” or “Some” need for improvement include: Increased Access to High Speed Internet (46%) and Additional Healthcare Facilities (48%).

Specific projects identified for infrastructure improvement include: the Bridge Street bridge, paving between the Village and I-88 due to heavy truck traffic, and modernization of the storm drain system on Main Street.

Housing Development

Survey-takers were asked whether they “Favor” or “Oppose” different types of housing. Village respondents favor: Single Family Homes (59%), Accessory Dwelling Units (“In-Law Apartments”) (37%), Assisted Living, Continuous Care, and Senior Housing (34%), Mixed-Use Residential and Commercial Buildings (34%), and Duplexes and Two-Family Homes (34%).

Village respondents opposed the following types of housing development: Condominiums (36%), Three and Four-Unit Homes (35%), and Apartment Buildings With 5 or More Units (34%).

RECREATION AND WATERFRONT REVITALIZATION

Village residents were asked to rank 10 different projects focused around recreation, waterfront revitalization, or both. **Physical and Visual Access to the Creeks** and **Development of Bike and Hike Trails Potentially on the Old Rail Line, Along Creeks, or on Ridges** are the most desired projects. Other projects that Village respondents ranked as important include **A Dog Park** and **An Additional Playground for Small Children**.

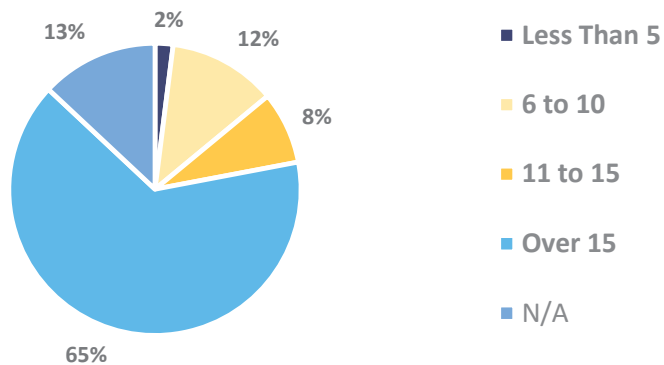
Village respondents want access to open and natural spaces through parks and woodland hiking and biking trails . They believe that parking and infrastructure improvements to increase access could also improve tourism. The Old Fire Department Site and Fox Creek were described as “under-utilized” and full of potential. Village respondents would like sidewalks extended for additional use by walkers and bikers. Support for access to the creek was very common – for kayaking, canoeing, and enjoying the natural beauty. An indoor sports facility for skateboarding, basketball, or other recreation was also mentioned several times.

Schoharie Comprehensive Plan Survey Highlights Central Bridge Resident Demographics

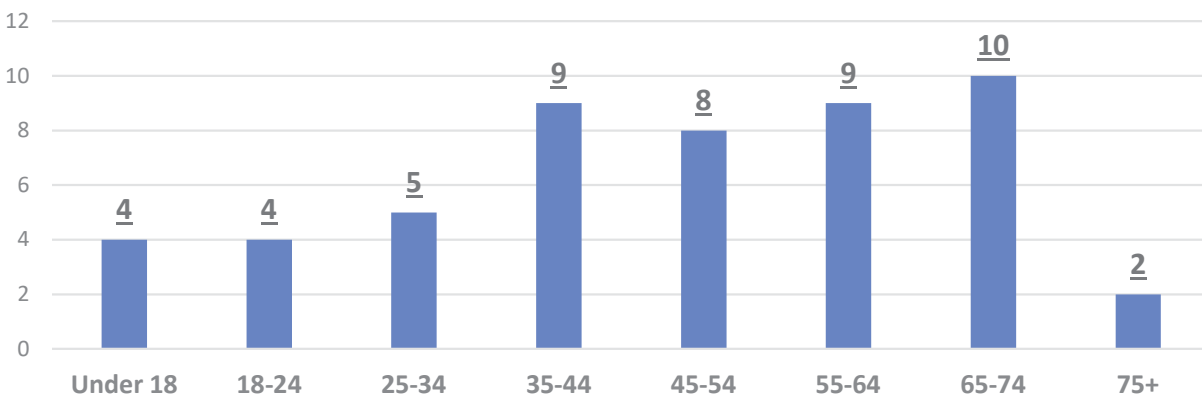
Data and information given below is based on responses received to the Comprehensive Plan Survey. Out of 586 total responses, 51 (approx. 9%) identified as living “In Central Bridge.”

Where Do Central Bridge Residents Work?	Who Has School-Aged Children?
In the Village: <u>2%</u>	<u>24%</u> Do
In the Town, Outside the Village: <u>2%</u>	<u>73%</u> Do Not
In Central Bridge: <u>12%</u>	Who Rents, and Who Owns Their Residence?
Outside the Town & Village: <u>43%</u>	<u>86%</u> Own Their Residence
Retired or Not Working: <u>41%</u>	<u>8%</u> Rent

How Many Years Have You Lived in Schoharie?



Age of Respondents



Schoharie Comprehensive Plan Survey Highlights

Responses From Central Bridge Residents

Data and information given below is based on responses received to the Comprehensive Plan Survey. Out of 586 total responses, 51 (approx. 9%) identified as living “In Central Bridge.”

What Are the Most Important Reasons Central Bridge Residents Choose to Live in Schoharie?

Central Bridge residents value Schoharie’s Small Town Feel (49%), Natural Surroundings (37%), and Sense of Community (35%). A majority of Central Bridge respondents cited that Family lives in Schoharie (61%).

Central Bridge residents **believe Schoharie’s landscape is important**. We asked survey respondents to rate landscape and environmental features on a scale of Important, Not Important, or Unsure. **65% of respondents (on average) rated** landscape and environmental features such as Rural Character, Historic Structures, Farmland, Natural Resources, Scenic Beauty, and Open Spaces **as important to them**.

Central Bridge residents responded that they engage in the following recreational activities: Hiking/Walking (53%), Fishing (27%) Canoeing or Kayaking in the Schoharie or Fox Creeks (22%), Swimming at the Pool in the Village of Schoharie (20%), and Bicycle Riding (Road Riding) (20%).

BUSINESSES AND LOCAL INITIATIVES

Central Bridge respondents were asked to rank the importance of a number of local initiatives as Very Important, Important, Somewhat Important, Not Important, or Unsure. The following were most consistently ranked as Very Important or Important:

Support Local Farms (67%)	Help Existing Businesses Grow and Expand (65%)
Encourage Business Development and Entrepreneurship (63%)	Identify Vacant Buildings and Sites That Can Be Used to Support Business Expansion and Attraction (63%)
Create More Employment Opportunities for Local Residents (59%)	Promote the Renovation and Reuse of Older Commercial and Industrial Buildings (59%)

When asked “How important is it for the Town and Village of Schoharie to work to attract new businesses?” 49% of Central Bridge residents said it is Very Important and 20% said it is Somewhat Important. In terms of scale, Central Bridge residents believe Small Scale (NBT-sized) businesses should be in Central Bridge (47%); Mid-Scale (Apple Barrel-sized) should be in either Central Bridge (35%) or at the I-88 Interchange (33%) or In the Town (33%) Large-Scale (BOCES-sized) at the I-88 Interchange (35%), and Very Large Scale (Walmart-sized) at the I-88 Interchange (33%).

Central Bridge respondents were asked where they'd like to see new businesses – in the Village, in Central Bridge, elsewhere in Town, at the I-88 interchange, or whether a certain type of business is Not Needed. Here's how they responded:

TYPES OF BUSINESS AND WHERE THEY SHOULD BE LOCATED	
Adult Care Services: In the Town (45%)	Mining: Not Needed (49%)
Child Care Services: In the Town (29%)	Specialty Foods (such as a bakery): In Central Bridge (29%) or in the Town (29%)
Construction/Trades: In the Town (41%)	Professional Services (attorneys, real estate, insurance): In the Town (29%) or Village (24%)
Cultural/Entertainment: In the Town (45%)	Personal Services (Haircuts, laundry, fitness): In the Town (33%) or Village (31%)
Utility Scale Solar: Not Needed (51%)	Research & Development: In the Town (39%)
Utility Scale Wind: Not Needed (45%)	Non-Fast Food (cafes, restaurants, breweries): In Central Bridge (39%)
Fast Food: At the I-88 Interchange (37%)	Recreational Businesses (golfing, bowling, indoor sports): In the Town (47%) or Village (43%)
Light Manufacturing (such as food processing): In the Town (39%) or at I-88 (31%)	Technology Manufacturing: In the Town (47%)
Hotels/Motels: At the I-88 Interchange (45%)	Truck Stops: At the I-88 Interchange (43%)
Medical Services: In the Town (37%) or Village (31%)	Warehouses and Distribution Center: At the I-88 Interchange (35%)

INFRASTRUCTURE & SERVICES

Walkability: 47% of Central Bridge respondents believe that Central Bridge needs improvements to repair or add sidewalks, crosswalks, ADA compliance, improve lighting, etc. 22% believe the same improvements are needed in the Town.

Areas With Need For Improvement: 59% of Central Bridge respondents believe there is “A Lot” or “Some” need to improve Roads and Bridges. 55% say there is “A Lot” or “Some” need for Additional Healthcare Facilities. Other infrastructure issues identified with “A Lot” or “Some” need for improvement include: Increased Access to High Speed Internet (53%) and Additional Public Transportation Opportunities (53%).

Central Bridge residents do not believe that truck traffic in the village or town are in need of improvement. A combined 37% were either Unsure or said there is No Need to improve truck traffic in the village – and 33% said the same about the Town.

Rating Services: Central residents were asked to rank whether a variety of public services were Adequate, Needs Improvement, or if they were Not Sure.

The following were most often described as Adequate: Town Hall Services (25%) and Village Hall Services (24%). 25% of respondents said that Fire and Police Protection and Emergency Services are Adequate – but a similar 24% identified this as an item needing improvement.

The following were most often described as Needing Improvement: High Speed Internet Availability and Reliability (45%), Town Zoning and Planning (45%), Communication with Citizens and Landowners (43%), and Recreational Opportunities for Adults and Children (41%).

HOUSING DEVELOPMENT

When asked if they believe housing in Schoharie is affordable to most individuals and families, a majority (12) said No. An additional 11 were Unsure, and only 9 said Yes.

Survey-takers were asked whether they “Favor” or “Oppose” different types of housing. Central Bridge respondents favor: Single Family Houses (51%), Duplexes (Two-Family) (37%), Combined Residential and Commercial Buildings (Mixed-Use) (35%), and Assisted Living and Continuous Care or Other Senior Housing (33%).

Central Bridge respondents opposed the following types of housing development: Condominiums (25%), Apartment Buildings With 5 or More Units in Them (18%), and Townhouses (16%)

RECREATION AND WATERFRONT REVITALIZATION

Central Bridge residents were asked to rank 10 different projects focused around recreation, waterfront revitalization, or both. Physical and Visual Access to the Creeks and Development of Bike and Hike Trails Potentially on the Old Rail Line, Along Creeks, or on Ridges are the most desired projects. Other projects of interest include: More Sports Fields and Ball Courts, A Dog Park, Additional Playgrounds for Small Children, and A Skateboarding/Rollerblading Park.

Town and Village of Schoharie Comprehensive Plan

Open Houses

The following information details the community input received from two Open House's held in May of 2024 (one in the Village of Schoharie and a second opportunity in the hamlet of Central Bridge). Between the two open houses, there were 30 participants.

Assets and Challenges Identified and Ranked by Participants at the Open Houses

Farmlands and farms/access to fresh food	13
Local businesses	12
Small town/rural character	8
Scenic views and landscapes	7
Historical features	5
Sense of community/peaceful and quiet	2
Outdoor activities and recreational opportunities	2
Schools/educational opportunities	2
Natura resources/environment	1
Free parking in Village	1

Challenges and Barriers in the Village of Schoharie Identified and Ranked by Participants at the Open Houses

Lack of affordable housing	10
Vacant buildings, blight and condition of historic buildings	8
Absence of community events and attracts/declining community engagement	7
Poverty and economic decline/lack of employment	6
Lack of businesses and commercial development	4
Need for more law and code enforcement and policing	4
Flood risk and drainage issues	2
Drug-related issues, including heroin and methamphetamine use	0
Infrastructure problems such as water and sewer issues and lack of parking in Village	0
Decline in property upkeep and appearance	0

Challenges and Barriers in the Town of Schoharie Identified and Ranked by Participants at the Open Houses

Lack of businesses and commercial development/limited tax base	12
Need for more recreational activities and facilities	10
Concerns about property upkeep and zoning enforcement	9
Lack of services such as grocery stores and medical care	6
Challenges related to infrastructure, including transportation and internet access	5
Environmental issues, pollution/loss of natural resources	2
Lack of affordable housing	2
Poor road conditions and maintenance	1

Town and Village of Schoharie Comprehensive Plan

Opposition to change or progress from some residents	0
Crime and drug-related issues	0

Challenges and Barriers in Central Bridge Identified and Ranked by Participants at the Open Houses

Absentee landlords	9
Presence of drug addicts and associated crime	6
Poverty and lack of access to basic needs and affordable housing	4
Appearance of rundown buildings and properties	4
Need for revitalization to restore the area to its former state	3
Lack of community events and amenities	2
Lack of business, employment and economic opportunities	1
Absence of organized government representation for the hamlet	1
Infrastructure issues, including road maintenance and water system problems	0
Proximity to railroad causing disturbances	0

New Types of Businesses Identified by Participants at the Open Houses

Salad/sushi	Village
Arts Store	Village
Indoor play space	Main Street, Village
Bakery	Village Main Street
Second hand children's store	Village Main Street
Boutique grocery store	Village main street
Movie night	Village
Grocery (not Dollar General)	Village Main Street
Farmers market in Village on summer nights	Village or Central Bridge
Indian or Pakastani/Vietnamese/Cambodian restaurant	Village of Central Bridge
Clothing store	Village of Central Bridge
Lowes/Home Depot	Town of Schoharie

Opportunities to Enhance Schoharie Identified by Open House Participants

- A community garden for the old fire house site
- Artist loft and artist space in the Village
- Affordable Housing
- Support local businesses to allow them to have hours 7 days a week
- Improve rundown houses on Main St.
- Rock climbing wall at old jail
- Senior activity center
- Playground for your children that has trees and shade
- Support/encourage local residents starting small businesses To remain a resident and support the community as well
- Village street and sidewalks cleared on a regular basis
- Businesses should have regular hours, preferably 7 days

Town and Village of Schoharie Comprehensive Plan

- Movie night
- Remain a tight knit community
- Ag is our bread and butter
- Village playground with fenced in dog park
- A farmers market hosted in Village either Sat or Sun May – November
- Artist loft/space, nice hotels, creek trail, swimming hole, teen hang out
- Update Wi-Fi in Town Hall
- Bring back stores and activities
- Parrott House
- Remember farmers via roads and traffic
- No trails along creek – we’ve had too much crop damage and littering in our fields
- Central Bridge school house turned into museum
- Building Code enforcement
- More businesses – small grocery market, pharmacy, bakery
- Pocket par with playground
- Youth place to hang
- Rehab old jail

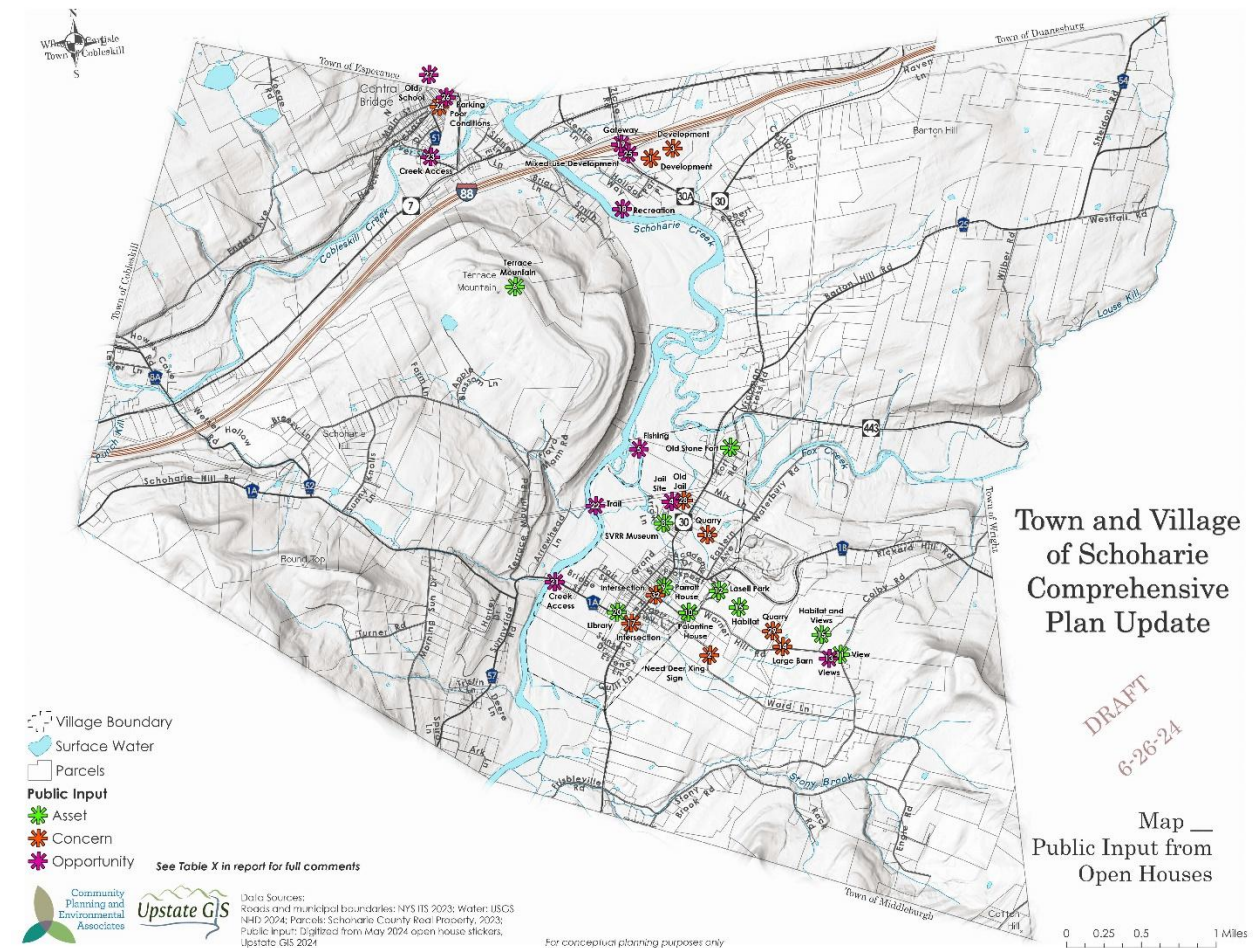
Vision Statement Input Received from Open House Participants

- An active community with lots of events, clubs, etc.
- With an emphasis on what makes Schoharie unique – farmland and natural landscapes
- An engaged community with outdoor activities and arts with a few pocket parks
- Essentially what it looks like now
- 15-20 mph from school to Bridge St.
- Parrott House fully renovated
- Schoharie has remained beautiful for hundreds of years. Why can’t we keep it beautiful? We are a small, beautiful mountains, spaces, farms. Tourism is great! Truck traffic we have endangers already. Remain unique
- Keep it small town but having our local businesses thrive.
- Events a couple of times a month. Farmers market
- Keeping open spaces for farmland.
- A vibrant community in the midst of rural beauty. It is peaceful, yet humming with community spirit, arts and culture and successful local businesses. People from throughout the region visit to enjoy our shops and restaurants and cultural activities and museums and take advantage of outdoor recreational activities. There are nice places to stay and affordable housing. Solar panels are sited over parking lots and on rooftops. It’s a lovely, coming place for a diversity of people to live, work and visit.
- A small town with big pride.
- Small town, history preserved
- To protect it forever. Support and be prideful
- Same, small town, farms and fields
- Main Street buildings restricted to late 1800s charm and character
- We are a unique valley and should remain that way with open spaces, views, farms (should support farms for food)
- New residents get involved in community

Town and Village of Schoharie Comprehensive Plan

- Pride in Hamlet
- Parking in Central Bridge
- Safe
- Families thriving
- Farmland preserved
- Enough businesses to keep the Town Going
- Access to Creeks in Central Bridge
- Ban absentee landlords
- Small market (grocery) perhaps at site of old great American, return of pharmacy, old fire house site as a pocket park with community garden spaces and perhaps a dog park, diagonal parking on west side of Main St, Parrott House up and running, Extension of sidewalks on Rt 30 so we can safely walk as far as Fox Creek Park. A community center

Participants at the Open Houses were asked to identify important places and then describe what was important about those locations. The following map identifies those places that were identified. The table that follows details the information provided about those locations from participants:



Town and Village of Schoharie Comprehensive Plan

Map Number	Type of Comment	Comment Provided by Open House Participants (verbatim)	Map Label
1	Concern	Worried too many trucks, will look ugly, need landscaping to hide development. Don't damage view from I-88 coming down into valley	Development
2	Concern	Need deer crossing sign	Need Deer Xing Sign
3	Concern	I-88 corridor, no water, no sewer - supposed to be a scenic byway	Development
4	Opportunity	Jail site - something for the community - NO homeless shelter!	Jail Site
5	Opportunity	Could be a public fishing spot - enter off Route 30	Fishing
6	Asset	Terrace Mtn is an important view, no tall structures on it please	Terrace Mountain
7	Asset	Old Stone Fort - Historical/Attraction	Old Stone Fort
8	Asset	Schoharie Valley RR Museum / Attraction	SVRR Museum
9	Asset	Parrott House / Village Center	Parrott House
10	Asset	Palatine House Museum / Attraction	Palatine House
11	Asset	View of scenic valley	View
12	Asset	Lasell Park - great undiscovered location close to village, with great views	Lasell Park
13	Opportunity	Open land, great views, watershed for Lasell Park	Views
14	Concern	The large barn - beautiful, but owners are letting it go to hell	Large Barn
15	Asset	This is a beautiful field or an area of hayfields which provide habitat for a wide variety of plants and animals including bobolinks, blue birds, brown thrush, deer, coyote, and many more. They also protect the viewshed of one of the most beautiful views around - people come from all over to watch the sunsets there	Habitat and Views
15	Asset	Just down Warner Hill Rd there is a woodland over limestone karst which is also home to diverse (and sometimes rare) species, including rare wildflowers and birds. The set of fields and woods on Warner Hill and Colby Rds. are important to protect (and on Warner Hill Rd may be threatened by mining and potential solar farm)	Habitat
16	Concern	This area is strongly affected by CSP-Cobleskill Stone Products. There is already noise, dust and truck traffic, and damage from blasting - if something can be done to protect/mitigate, I'd be in favor	Quarry
17	Concern	I have some concerns about crossing between the parking area and dentist office - is a crosswalk in the plans? It might even be helpful to have extra signage	Intersection
18	Opportunity	Hoping the bike/walking trail along the creek, and access for kayaking, comes through!	Recreation
19	Opportunity	It's important to have something attractive and welcoming at the gateways, something which draws people to Schoharie rather than "gas and go" Also need nice places to stay!	Gateway

Town and Village of Schoharie Comprehensive Plan

Map Number	Type of Comment	Comment Provided by Open House Participants (verbatim)	Map Label
20	Asset	I love my Library! The library is beautiful and historic, and provides a wide variety of arts, music, educational and interesting programs, plus great books, games, puzzles and more. The library deserves publicity and support	Library
21	Opportunity	Public kayak launch / creek access	Creek Access
22	Opportunity	Creek walking/biking trail	Trail
23	Opportunity	Access to Cobleskill Creek across from Mormon church. Needs a place for kids to play.	Creek Access
24	Concern	All slums. Park on sidewalk, no place to park. Not mowed. Muddy across from post office, all owned by RR - very hard to work with. Take slums down and build nice low income housing with parking	Poor Conditions
25	Opportunity	Mixed-use housing here - with pool/sidewalks - designed lovely (see housing across from Hannaford in Guilderland)	Mixed-use Development
26	Opportunity	Put gravel down for parking	Parking
27	Opportunity	Redo old school, could benefit Central Bridge	Old School
28	Concern	Old jail - concerned about future use - being in the flood zone - if it wasn't suitable to continue to house inmates how can it be suitable to house homeless	Old Jail
29	Concern	The water supply of houses in the area must be protected - I'm concerned that expansion of the quarry will damage their supply and therefore the existence of their homes	Quarry
32	Concern	The crosswalk across Spring St at Main St is not well lit. I've almost turned into Spring and realized that someone was crossing.	Intersection
*comments 30 and 31 were corrections for the maps and are not included			

Steering Committee Public Hearing²⁶

A public hearing was held pursuant to NYS Town Law 272-a and NYS Village Law 7-722 in February, 2025. In addition to in-person attendance at the hearing, 49 letters were received. These comments concentrated on the need to define 'community character' as it is such an important term, and the Planning Board needs guidance to properly apply this term. This definition should be in both the Plan and in zoning/subdivision regulations. The 49 letters received concentrated on conveying that development, especially in the Gateway District, needs clear and strict rules for the best control and follow-through. Commenters asked that a maximum building size be included for the Gateway District. These letters urged thoughtful development for economic growth that compliments rather than overwhelms the landscape and urged for inclusion of height and size restrictions in the Gateway District. Further, they asked to ensure that zoning for the Gateway District is comprehensive and that it addresses both form and use-based zoning controls to ensure that future development aligns with community values and vision. The Steering Committee considered these comments and offered recommended changes to address comments provided.

²⁶ All comments received from the February 2025 public hearing and comment period are filed with the Town and Village Clerks.

Appendix 3. Ideas to Enhance Property Maintenance

The following ideas are not specific recommendations of this Plan but are general list of methods that municipalities can take to enhance property maintenance. It is offered to provide ideas and options to Schoharie as they work to address property maintenance issues identified in this Plan.

1. Clear Standards and Regular Inspections

Adopt clear property maintenance codes, like the International Property Maintenance Code, and conduct regular inspections. Require owners of vacant or rental properties to register with the town to track and enforce standards more easily. Focus on properties with a history of neglect. Mandate local managers for absentee-owned properties. Use online systems for tracking violations and collaborating with non-profits for rehabilitation efforts.

2. Community Engagement

Educate the public about the value of property maintenance through campaigns, workshops, and resources. Support neighborhood groups to encourage local involvement and self-regulation.

3. Strengthen Enforcement

Hire dedicated code enforcement officers and implement penalties for repeat violations. Encourage residents to report issues, with guaranteed follow-ups.

4. Address Neglected Properties

Use laws to clean up neglected properties and bill the owners. Appoint third parties to manage or rehabilitate abandoned properties when necessary. Use eminent domain for properties that are severely blighted.

5. Help from Non-Profits and Volunteers

Work with non-profits and volunteers to assist property owners, especially those who are elderly or financially struggling, in maintaining their homes.

6. Promote Sustainability

Encourage eco-friendly practices like sustainable landscaping and energy-efficient upgrades, offering incentives for such improvements.

7. Review and Improve

Regularly assess the effectiveness of these strategies, adapt as needed, and involve the community in shaping policies.

Appendix 4. Glossary of Terms

Accessory Dwelling Units (ADUs): Self-contained apartments, cottages, or small residential units, which are located on a property that has a separate main, single-family home, duplex, or other residential unit. In some cases, the ADU or in-law is attached to the principal dwelling or is an entirely separate unit, located above a garage, across a carport, or in the backyard on the same property.

Affordable Housing: Housing units that are available for income eligible persons based on the AMI (Area Median Income) as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development (HUD) and adjusted for household size.

Agricultural District: That portion of the Town of Schoharie that is included in the New York State Certified Agricultural District established as per State Agriculture and Markets Law 25-aa.

Agritourism: Activities conducted on a farm and offered to the public, or to invited groups, for the sale of agricultural products, education, recreation or active involvement in the farm operation. An agri-tourism activity may be secondary to the primary farm use on a property. Agri-tourism activities may be conducted in an accessory building or structure. Agri-tourism activities include but are not limited to on-farm bed and breakfasts, farm stay programs, u-pick operations, and pumpkin patches, sales of agricultural products grown on-site including retail sales from a brewery or distillery.

Buffer Zone/Buffering: When zoning or subdivision regulations require that one land use is “buffered” from another. This is usually done by landscaping, but can be a small, undeveloped zone of land between uses.

Cluster Zoning: Where a local zoning ordinance requires that, in certain locations, new homes are grouped into part of the development parcel, so that the remainder can be preserved as un-built open space. Cluster zoning allows the same overall amount of development that is already permitted

Community Character: The unique identity and distinctive features of a place, encompassing its visual appearance, natural environment, built environment, social fabric, cultural heritage, economic aspects, and overall feel that sets it apart from other communities, essentially defining what makes a place "special" and contributing to its sense of place for residents and visitors alike. Based on input received from members of the community, key aspects of Schoharie’s community character have been defined and include Schoharie’s scenic beauty, its rural nature, agriculture and farming, natural beauty and outdoor lifestyle, historical significance, quiet and peaceful living, and its friendly and supportive community. These are further detailed on pages 25 through 27 of Part I of the Town and Village of Schoharie Comprehensive Plan.

Conservation Easement: A legal device for conveying the right to enforce restrictions on land uses. Allows purchasers to acquire partial rights to a parcel of land instead of acquiring all of the rights.

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Conservation Subdivision: A residential subdivision where the number of dwelling units that would be yielded by a conventional subdivision plan are allowed to be placed on the parcel in a flexible manner, where lot sizes, road frontages, and other bulk dimensions are allowed to be relaxed and at least fifty percent (50%) of the remaining land remains in its natural open space condition in perpetuity. Conservation development results in a flexibility of design and development to promote the most appropriate use of land, to facilitate the adequate and economical provisions of streets and utilities, and to preserve the natural and scenic qualities of open lands and may promote more affordable housing opportunities.

Critical Environmental Area (CEA): Critical Environmental Areas (CEAs) are areas in New York State which have been designated by a local or state agency to recognize a specific geographical area with one or more of the following characteristics:

- A feature that is a benefit or threat to human health;
- An exceptional or unique natural setting;
- An exceptional or unique social, historic, archaeological, recreational, or educational value; or
- An inherent ecological, geological, or hydrological sensitivity to change that may be adversely affected by any physical disturbance.

Density: The intensity of development on any given parcel or district. For residential development, density is usually measured as “dwelling units per acre.”

Density Bonus: When a developer agrees to provide for a community need and in return, the municipality can offer permission to build at a higher density than normally allowed.

Design Standards: A local ordinance (can be included in the zoning ordinance) that outlines specific building design standards.

EV: An EV is an acronym for electric vehicle, which is a car that uses an electric motor powered by a battery instead of a gasoline-powered combustion engine.

Farmland Soils: Soils that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. The Code of Federal Regulations (CFR) at 7 CFR § 657.5 defines several categories of important farmland in the United States under the Farmland Protection Policy Act (FPPA), including 1) prime farmland, 2) unique farmland, 3) additional farmland of statewide importance, and 4) additional farmland of local importance.

FEMA: The Federal Emergency Management Agency.

Floodplain: A land area adjoining a river, stream, watercourse, ocean, bay, or lake, which is likely to be flooded.

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Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency.

Form-based code: A means of regulating land development to achieve a specific desired design.

Generic Environmental Impact Statement (GEIS): A type of environmental impact statement that analyzes the potential environmental impacts of a broad category of actions or related projects, rather than a single specific project, allowing for a comprehensive assessment of similar activities across a wider area or industry, often used to streamline the environmental review process for individual projects within that category by identifying common impacts and mitigation strategies

Goals and Objectives: Goals and Objectives form the foundation for the comprehensive plan. They are statements of policy that will give guidance to elected and appointed decision-makers. A Goal is a final purpose which the community wants to reach. It is a general level of policy. It is refined more specifically by objectives. An Objective is a specific, measurable task that can be accomplished. They specify how a goal can be reached.

Host Community Agreements: An agreement between a local government and is a way for the community to gain additional benefits for the municipality that is 'hosting' the project.

HUD: The United States Department of Housing and Urban Development.

Important Habitat Area: Lands and waters needed to support the continued presence and quality of known populations of rare animals and rare plants, known locations of rare ecological communities, and/or high-quality examples of common ecological communities. Important Areas include the specific locations where the animals, plants, or ecological communities have been observed, as well as habitat to support rare animal and plant populations, including areas which may be used by rare animals for breeding, nesting, feeding, roosting, or over-wintering; areas that support the natural processes critical to maintaining these plant and animal habitats, or critical to maintaining significant ecological communities (e.g., stream buffers).

Infrastructure: the basic physical and organizational structures and facilities (e.g., buildings, roads, power supplies) needed for the operation of a society or enterprise.

ISTEA: The Intermodal Surface Transportation Efficiency Act. This 1991 law authorizes use of Federal Highway Trust Fund monies for programs that relate transportation to open space conservation, recreation, historic preservation and multiple use of roads, among other items.

Karst: Refers to features in a region having limestone bedrock that has been dissolved over the years to form cracks, caves and sinkholes.

Land Cover: The physical material at the land surface of Earth. Land covers include flora, concrete, built structures, bare ground, and temporary water.

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Land Evaluation and Suitability Assessment (LESA): An objective assessment that evaluates parcels through a variety of criteria including soils, economics, and cultural and scenic importance.

LEED: A rating system used to determine how energy-efficient a given building is.

LWRP (Local Waterfront Revitalization Plan): The Local Waterfront Revitalization Program (LWRP) serves as the Office of Planning and Development’s primary program for working in partnership with waterfront communities across the State to address local and regional (coastal or inland) waterway issues, improve water quality and natural areas, guide development to areas with adequate infrastructure and services away from sensitive resources, promote public waterfront access, and provide for redevelopment of underutilized waterfronts.

“Missing Middle”: Missing middle housing refers to a lack of medium-density housing that is affordable for middle-class individuals.

Mixed Use: When a variety of land uses such as commercial, residential and agriculture are allowed to be mixed, or located together, in the same district.

NYS Climate Smart Communities:

NYS DOT: The New York State Department of Transportation

New York State Scenic Byways Program: A voluntary program administered by the State of New York where roads are inventoried for scenic views. Local communities can, if desired, request the Commissioner of the Department of Environmental Conservation to designate priority roads as “scenic.”

Official Map: Not a zoning map. It is a map that shows both existing and future locations of streets, highways, parks, and desired drainageways. In this way, these locations can be protected from future development.

Open Space: Open space is land that is not developed or has very little development. This land can be used for a variety of purposes, such as recreation, conservation, and agriculture.

Overlay Zone: A special zoning district with a set of special regulations that are uniquely tailored to achieve the special results in the overlay district. Overlay districts are superimposed on existing zoning boundaries.

Owl (internet accessibility device): A video conferencing device that uses a 360-degree camera, microphone, and speaker.

PDD: A type of zoning district that allows for a variety of land uses and flexible arrangements of lots, structures, and land uses in a well-planned and coordinated design.

Performance Zone: This allows a variety of uses and great flexibility yet forces development to meet a specific level of performance. Generally, performance zoning tries to maximize the density

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allowed (measured in dwellings per acre, not lot size) while maintaining open space, environmental protection and enhancing the overall site design. It encourages mixed uses where possible and is written so that standards are clear and there is less “interpretation.” In other words — developments either meet the standard or they don't.

Purchase of Development Rights or Donated Development Rights: When the development rights to a parcel or parcels of land are either purchased or donated to a municipality or appropriate non-profit organization. When the development rights are purchased or donated, the original landowners retain title to the land, but there is no development allowed. Other uses such as farming or outdoor recreation are allowed.

SEEC(Schoharie Economic Enterprise Corporation): Local non-profit with the purpose of aiding in economic growth in the Schoharie region.

SEQRA (State Environmental Quality Review Act): The purpose of SEQRA is to incorporate environmental considerations into the planning, review, and decision making process of government agencies at the earliest possible times.

Short-term Rentals (STR): is the use of land for: (a) rental for payment of a portion of a dwelling unit, entire dwelling unit, accessory apartment, portion of an accessory apartment, free-standing accessory dwelling, or portion of a free-standing accessory dwelling for a period of 30 consecutive days or less, where the owner of the property may or may not be present for a portion or the entirety of the rental. is the use of land for: (a) rental for payment of a portion of a dwelling unit, entire dwelling unit, accessory apartment, portion of an accessory apartment, free-standing accessory dwelling, or portion of a free-standing accessory dwelling for a period of 30 consecutive days or less, where the owner of the property may or may not be present for a portion or the entirety of the rental.

Sinkhole: A hole or depression in a limestone region that allows surface water to enter a cave or underground passageway.

Smart Growth: Smart growth means creating homes for families of all income levels alongside one another in locations where daily needs are close by.

Steep Slope: Land areas where the slope exceeds 15%.

Streetscape: the visual appearance of a street or area of streets, including the buildings, footpaths, gardens, and landscaping

Strip Development: When a narrow strip of commercial development lines one or both sides of a highway or arterial road.

Tax Abatements for Voluntary Term Easements: Here the landowner voluntarily puts the land under a conservation easement for up to 25 years. The more years it is protected, the larger the tax break. Penalties are assessed if the agreement is terminated early. Any penalty fees collected should go into a dedicated fund for open space or farmland acquisition.

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Watershed: Any lands that are drained by a major stream and all of its tributaries.

ZBA: The Zoning Board of Appeals.