

Schoharie Village Zoning Board of Appeals

2/3/25 start 7:00pm

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

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

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

Meeting ended 8:29pm