

Village of Schoharie Planning Board

Feb. 12, 2026

Meeting Minutes

In Attendance:

Board members: Tom Hitter, Steve Babbitt, Dave Knoop, Mike Ullman

Board Consultants: Dave Brennan, Mike Harrington

Applicants: Mainbridge Commons team: Dr. Hazem Elbially, Terresa Bakner, Chris Knox

Public: None

Tom called the meeting to order at 7:00 p.m. We reviewed copies of the draft meeting minutes from the Jan. 22 meeting. No additions or corrections were suggested, so Tom made a motion to approve the draft minutes, seconded by Mike, and the vote was 4-0 in favor.

Old Business: Depot Lane CSD Housing Development

The CSD Housing project manager, Jason Dell of Lansing Engineering, had conferred with Code Enforcement Officer (Dave K.) to establish which land use permissions would be needed for their project:

- Site Plan Review (Planning Board)
- Special Use Permit (Planning Board)
- Area Variance for dwelling unit density (Zoning Board of Appeals)

They are ready to begin the site plan review and asked (via Dave) that the Planning Board set a near-term meeting date at tonight's meeting. We have heard through the grapevine that there is some community opposition to this project, but do not know the extent of it (nor the amount of support). The Village Board has scheduled a public forum for March 05 at the village/town hall to get a sense of where villagers stand. We decided to wait until after the public forum to schedule the meeting, just in case they change plans or details based on the response at the forum.

Old Business: Mainbridge Commons

The Planning Board had received a packet of revised site plan drawings and related engineering documents dated Jan. 29, 2026. A notable design change occurred: the underground parking structure has been eliminated, a loss of 65 parking spaces, and then the sizes and locations of the buildings modified slightly to compensate for this loss by creating space for an added row (from 4 to 5) of parking spaces in the central parking lot.

Terresa briefly explained the changes, but first wanted us to consider an appeal to allow a limited component of site preparation to begin now, prior to final site plan approval and stamping of the drawings and SWPPP:

Urgent Need to Perform Tree Clearing Before March 31--Environmentally Sensitive Tree Removal for Endangered Species:

During the SEQR process, the EAF Mapper identified the northern long-eared bat, an endangered and protected species, as roosting in this area. A DEC forestry regulation recommends that no tree cutting occur during the bat's mating and rearing season, April 1 – October 31, which conflicts with the human outdoors construction season; the preferred period for tree cutting disturbance is Nov. 01 – March 31, with the March 31 termination date looming. Terresa asked the Planning Board to endorse the removal of trees (site prep) during the next few weeks, complying with the environmental regulation (and beneficial to the decimated native bat population), even though the site plan review process has not reached completion, nor the SWPPP issued.

The tree clearing would be by manually operated chain saw and manual methods, and it would not employ large mechanized logging equipment. The tree clearing would occur at 2 locations, one along the southeastern boundary, adjoining the brook on the Medak property, and the other on the accessory parking lot site that is being subdivided from the rear portions of the 2 Relyea parcels on the northeastern side of Furman Drive.

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The Board discussed this, since the alternative would result in a serious impact to their 2026 construction plans. The Code Enforcement Officer endorsed it, and we did too. Tom offered a Resolution:

Resolution:

Due to an approaching March 31 cessation date for forestry disturbances in Northern long-eared bat territory, the bat being an endangered species with regulations protecting its habitat, the Planning Board approves for a Mainbridge Commons contractor to begin environmentally-sensitive tree removal activities immediately on parcels 72.17-5-1, 72.17-5-2, 72.17-5-3, and 72.17-5-4, completing the operation and ceasing before April 01, and we grant a waiver for this site prep operation to begin prior to final approval of the site plan review. The tree removal operation shall be guided by the January 29, 2026 versions of the not-yet-stamped site plan drawings and SWPPP, and the contractor will minimize bat disturbance by using manual chainsaws and operations, not large logging or forestry machinery.

Mike seconded the motion, and the vote was 4-0 in favor.

62-Day Default Approval Rule Extended by Mutual Agreement of Applicant and Planning Board:

NYS general municipal law requires that the ‘authorized board’ (Planning Board) must issue a decision on a site plan review within 62 days of the Public Hearing or else the application is automatically approved by default. The 62-day period can be extended by mutual agreement, which applies here: Mainbridge Commons and the Planning Board have agreed to extend the time period by leaving it open beyond the prescribed 62-days.

Status of Pertinent Land Use Application Forms:

Tom reviewed the status of the many permission requests to assess what still needs to be done.

No.	Document	Status
1	Site Plan Review	With the receipt of the Jan. 29 drawing & document update package, the design is essentially complete. Before the Planning Board can proceed to completion, we await the variance decision(s) by the Zoning Board.
2	Special Use Permit	Part of the Site Plan Review package.
3	Zoning Change for parcel 72.17.5-1 from PDA to Commercial	Approved by Village Board via Local Law.
4	Minor Subdivision Application and Lot Line Adjustment for parcels 72.17.5-1 and 72.17.5-2	Has this been submitted? (Can't find it in records.)
5	Minor Subdivision Application and Lot Line Adjustment for parcels 72.17.5-3 & 72.17.5-4	Dr. Elbially expects to close on this land purchase in April. Planning Board needs to act on this.
6	SEQR determination	Negative Declaration issued by Planning Board.
7	Public Hearing	Occurred Oct. 28, 2025
8	Area Variance for Dwelling Unit Density	To be presented at Zoning Board of Appeals meeting Thurs. Feb. 26. A subsequent Public Hearing must be scheduled.
9	Area Variance for Area of Sign	Is this still needed? Planning Board needs an update on this from Mainbridge.
10	Ruling from Code Enforcement Officer to clarify the meaning of maximum building height standard in Land Use Law: "2 ½ stories or 40 feet"	CEO is ready with an answer.
11	Ruling from Code Enforcement Officer to clarify how to classify an accessory-use parking lot on a residential parcel across a public street from a commercial parcel. Adjoining? Is it permitted by right or should there be additional safeguards?	? CEO has conferred with the lawyers, Dave B and Teresa.

Village Access for Furman Dr Proposed for New Water Main and Sewer:

The Jan. 29 design update provides detailed stormwater, sewer, and water infrastructure details. Mike H. proposed 2 changes that would be beneficial to the village, but require agreements and an easement:

1. Sal Medak currently receives water thru a dedicated line running from Main St beneath Furman Dr to his water meter behind the Gr. American structure. A new water main with much, much greater capacity will be installed beneath the Furman Dr sidewalk during the Phase 1 construction, serving 2 new fire hydrants and ending at the

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entrance to the rear driveway into Mainbridge Commons. He suggested shifting Sal's water line connection to the end of the new water main and capping the current line.

2. There is no sanitary sewer line running from Main St up Furman Dr. (Durfee property uses septic). A sewer line for the Mainbridge Commons site will run beneath the 2 entrance driveways, starting at the primary Main St entrance, running the full length of this driveway, then making a turn and running beneath the rear driveway leading to Furman Dr, but ending about 100 ft short. Mike proposed for Mainbridge to grant an easement to the village that would enable the sewer to be extended that last 100 ft, providing future connection options for the village.

The Jan 29 Design Changes:

The underground parking garage was eliminated, a loss of 65 potential parking spaces. To compensate, the architect made subtle changes to the sizes and locations of the buildings to carve out space for one additional row of surface parking:

1. The two 'silo' exterior stairwells that had faced the central parking lot were relocated to the ends;
2. The residential structures (Phases II & III) were shifted slightly to the rear of the lot;
3. The depth of the 2-story (Phase II) structures was slightly reduced, and the style of housing changed to be 2-bedroom townhomes;
4. A few of the housing modules on the Phase II structures were shifted to one of the 3-story (Phase III) buildings, and the depth of the buildings slightly decreased.

	Oct. 22, 2025 Version	Jan. 29, 2026 Version	Comments
Underground Parking Spaces	65	0	
Surface Parking Spaces	233	265	The 265 parking spaces satisfy the parking space design standard in the Land Use Law (ref. LUL 3-1.2 D.)
Housing Unit mix	16 X 1-Bedroom 30 X 2-Bedroom	8 X 2-Bedroom Townhouses (Phase II) 20 X 1-Bedroom Apts (Phase III) 16 X 2-Bedroom Apts (Phase III)	
Engineering Details		Several new drawing sheets added detailing the stormwater system infrastructure, cross-sectional elevations showing the surface contour, and a surface map showing the extents of the Phase I, II, and III stages of construction.	The site plan drawings and engineering documentation are now nearly complete.

Design Changes Have No Impact to Ongoing Site Plan Review:

The visual changes to the appearance of the development are subtle, there is minimal impact to the engineering characteristics and performance of the systems, and the lessened number of parking spaces is sufficient and meets the LUL standard. The Planning Board tries to be flexible and understands that design changes will occur as a development proposal progresses along. The minor changes in this particular case do not warrant a new application or setting progress back for re-review. Dave made a motion that the Jan. 29, 2026, design changes are minor and do not impact the previous judgments the Planning Board has made. The progression through the site plan review process continues with no setback to re-examine previous judgments. Mike seconded the motion, and the vote was 4-0 in favor.

Drawings & Engineering are nearly complete now:

The Jan. 29 drawing release was substantial and provided answers to most of the hanging questions and comments. Several new drawing sheets were issued which detail the stormwater infrastructure, cross-sectional elevations of the filled and graded surface contour, site preparation details, and a schematic map showing the extent of the Phase I, II, and III construction stages.

More Detail on the Phasing Plan Desired:

The engineering design is nearly complete, with a new drawing sheet depicting some aspects of the phased construction. Site Plan Review is intended to assess the built features of a proposed development and usually does not concern itself with the sequencing of construction steps (the construction plan or project management plan), however this site plan review evaluates 3 distinct phases of development, and the sequencing and extent of partially completed steps becomes relevant. There are 3 text pages in the SWPPP detailing the steps in construction phasing. Could more detail be added to

the site plan drawing sheets to identify the extents of the Phase I, II, and III grading; installation of the stormwater and utility infrastructure; paving of the 2 driveways and the central, accessory, and rear parking lots; lighting and landscaping; and sidewalks?

The meeting adjourned at 8:40 p.m.

Future Meetings: Thursday Feb. 26 6:00 p.m.: Joint Meeting with Zoning Board: Area Variance for Mainbridge dwelling unit density

Thursday Mar. 05

Public Forum at town/village hall- Depot Lane CSD Housing Development Proposal

Respectfully,

Steve Babbitt

DRAFT

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