

Village of Schoharie Planning Board

May 13, 2025

Meeting Minutes

In Attendance:

Board members: Tom Hitter, Steve Babbitt, Tim Repicky, Dave Knoop, Mike Ullman
Board Consultants: None
Applicants: Farmer's Beef and Brew: Jennie Flagler, Rob Smith, Allie Smith
Public: None

Tom called the meeting to order at 7:02 p.m.; first order of business was to edit and approve the meeting minutes from the previous April 15 meeting. Steve suggested a spelling correction on a name, then Tim made a motion to approve the minutes which Tom seconded, and the motion was approved 5-0 in favor.

Old Business: 445 Main St: Farmer's Beef and Brew

Jennie Flagler distributed a handout and described her vision for a 3-phase development of the 445 Main St parcel as a food and hospitality venue:

1. This year, as soon as possible: Clear & grade the site, then erect an ice cream stand on northeastern portion of parcel that adjoins Route 30; the stand is to be an Amish-style shed 12 X 32. This portion of the parcel is clear of the FEMA flood zone.
2. Spring 2026: Construct an 80-seat restaurant, outdoor patio, and parking lot deeper into the parcel, southwest of the ice cream stand. Restaurant footprint = 60 X 90. This portion of the parcel falls within the FEMA AE flood zone.
3. Date not specified: Construct a post-and-beam building for expanded seating and event space. To be located behind the ice cream stand.

Dave, the Code Enforcement Officer, had suggested the presentation to the Planning Board so we could discuss the transition in status of the ice cream stand. During Phase 1, it would be the only structure on the parcel, so it would be the primary structure. For Phase 2, it would transition to an accessory structure, with the restaurant building becoming primary. Now the accessory structure would fall within the front yard zone of the primary building, which is not allowed per the Land Use Law. After viewing the layout sketch, we felt the proposed layout was suitable and, if necessary, we could specify a condition during the site plan review prior to Phase 2. A motion for a resolution "supporting the construction of the ice cream stand, with no action required from the Planning Board for Phase 1 activities described above" was made, seconded, and voted 5 – 0 in favor.

Follow the administrative rules: Also pertaining to the 445 Main St development, Tom had discovered that the Land Use Law Sect. 6-4.2 requires we issue a record of finding for a Lot Line Adjustment application, which we had not done when we approved the application during the April 15 meeting. He made a motion for a Resolution:

"During the Village of Schoharie's Planning Board meeting held on April 15, 2025, the Board found that the Lot Line Adjustment application submitted on April 9, 2025, by the owners of the 445 and 431 Main St parcels was complete, containing all the required documentation (survey, deeds, and signatures), and we approved the application with a 5-0 vote."

Tom made a motion to approve the Resolution, seconded by Tim, and voted 5-0 in favor.

DRI briefing: Steve reported on the formation of the Local Planning Committee for the Downtown Revitalization Initiative, empowered to create a Strategic Investment Plan with > \$10 million of recommended projects. The 4-week open call for applications has already begun; the committee is expected to spend the next 6 – 8 months completing the task, producing the Plan by December.

Code Enforcement Officer Update: Dave reported that foundation walls were being poured for the Badgley building addition at the Old Stone Fort; that the barn had been disassembled and site clearing had begun at 445 Main St; that work was proceeding full bore

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at the Parrott House, with a few design changes needed to satisfy fire/building code demands; and that test borings of the soil are occurring at the Mainbridge Commons site.

At 8:10 p.m., Dave made a motion to adjourn, seconded by Mike and voted to approve 5-0.

Future Meetings: Tuesday May 27 7:00 p.m.

Workshop with Mainbridge Commons design team

Respectfully,

Steve Babbitt

APPROVED

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