

Village of Schoharie Planning Board

Dec. 02, 2025

Meeting Minutes

In Attendance:

Board members: Tom Hitter, Steve Babbitt, Dave Knoop

Board Consultants: None

Applicants: None

Public: None

Tom called the meeting to order at 7:00 p.m. The season's first snowstorm had occurred during the day and was just winding down. He had excused the consultants and applicants coming from a distance as a driving safety precaution, so only the board members gathered. We reviewed copies of the draft meeting minutes from the Nov. 13 meeting. No revisions were suggested, so Mike made a motion to approve the draft minutes, seconded by Dave, and the vote was 4-0 in favor.

Old Business: Mainbridge Commons

We briefed each other with updates on Mainbridge Commons-related topics:

- Route 30 traffic—locations of 30 mph speed limit signs: Tom had exchanged E-mail correspondence with Mayor Henry and trustee Pete Johnson questioning the placement of the 30-mph village speed limit sign for northbound Rt. 30 traffic at Bridge St, instead of it being somewhere between the village line at The Rocks and The Birches. The sign's location should be within the village's scope of authority.
- Interpretation of Building Height Standard (LUL Table 2-7.2): Steve had attended the Zoning Board of Appeals meeting on Nov. 17, where questions arose regarding the meaning and interpretation of "Maximum 2 ½ stories or 40 ft." Why were 3 stories allowed? Dave, the Code Enforcement Officer (CEO), said no one had contacted him about it, but he offered to contact Terresa Bakner to gauge her thoughts. (Next Zoning Board meeting will be Monday Dec. 08).
- Accessory parking lot on north side of Furman Dr: The parking lot to be created from residential zone parcels is allowed and requires no additional approvals. It will be classified as 'accessory parking'; the term 'satellite parking' does not suit this situation. It is envisioned to accommodate both commercial and residential users.
- Flood plain development permit: The CEO has been waiting for publication & distribution of the SEQNR Negative Declaration document, which Tom assured him had occurred. Now he will issue a community acceptance letter to flood plain engineering consultant Alton Knapp. Alton will then submit a permit application package to DEC requesting a CLOMR (Conditional Letter Of Map Revision) for the filling and grading in the flood plain.

Also, the CEO needs a fee to be established for the village-issued Flood Plain Development Permit.

Old Business: How To File a Lot Line Adjustment Map with the County Clerk

- Updated procedure for filing: When we had approved the lot line adjustment at 445 Main St for Jennie Flagler last Winter, we did not provide or explain the rules for filing the map with the county. There are survey map stamping-, approval letter-, and 62-day time limit requirements. When Jennie waited longer than 62 days to submit the adjustment, the County Clerk denied her application. Jennie alerted Tom, who had a discussion with Larry Caza, the County Clerk. This led to the Clerk's office updating the rules and distributing them to all the local planning boards. Now we know the rules and will provide them to future applicants. Tom will revise the lot line application form we created earlier this year by attaching the sheet of rules to it.
- Certificates for Continuing Ed. credits for recent training session: We attended a training session on Nov. 19 worth 3 continuing education credit hours, but had not received a certificate as proof of completion. Steve will contact Zach Thompson at County Planning for information.

Mike made motion to adjourn, seconded by Tom, with vote 4-0 in favor: adjourned at 7:47 p.m.

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Future Meetings: To Be Determined

Respectfully,

Steve Babbitt

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