

Village of Schoharie Planning Board

Oct. 22, 2025

Meeting Minutes

In Attendance:

Board members: Tom Hitter, Steve Babbitt, Dave Knoop, Mike Ullman
Board Consultants: Dave Brennan, Mike Harrington
Applicants: Mainbridge Commons team: Terresa Bakner, Chris Knox
Public: None

Tom called the meeting to order at 7:01 p.m. and we reviewed the draft meeting minutes from the Sept 29 meeting. No corrections were suggested; Dave made a motion to approve the draft minutes, seconded by Mike, and the vote was 4-0 in favor.

Note: The Board is currently operating with only 4 members. Tim Repicky decided to resign, rather than request an extended leave of absence. He submitted a resignation to chairperson Tom, who returned it and advised him to submit it directly to the Village Board. A new member is needed to fill the empty slot.

Old Business: Mainbridge Commons

- The Negative Declaration SEQR document has been signed by the Chair, published, and distributed to all interested agencies.
- Notices of the upcoming Oct. 28 Public Hearing have been mailed to landowners residing within 500' proximity, and also placed in Classified Ads section of the local newspaper.
- Representatives of Mainbridge Commons plan to attend the upcoming Nov. 3 monthly meeting of the County Planning Commission to support the County Referral review of the SEQR documentation.

Tom had composed a summary assessing where we stand in the review process, which he read aloud:

- ✓ The SEQR is done
- ✓ the public hearing scheduled for Oct. 28
- ✓ the engineering drawings and documents nearing completion
- ✓ the re-zoning of parcel 72.17-5-1 approved by the Village Board

Before we can proceed further, we must wait for determinations from other village administrative/enforcement bodies:

- the 2 area variance requests by the Zoning Board of Appeals (ZBA)
- a determination pertaining to the satellite parking/accessory use parcel issue by the Code Enforcement Officer (CEO)

Path Forward to Resolve the Satellite Parking issue

We discussed that the Land Use Law (LUL) does not explicitly address satellite parking in the usage tables, whether the rule allowing accessory use of an adjoining parcel to a commercial parcel applies in this case, and whether a parcel across a public road qualifies as 'adjoining' or shares a 'contiguous' boundary. The lawyers both felt that there were many examples in real property cases that did consider parcels across a road to be adjoining/contiguous. The two options we considered were to either submit a variance request to the ZBA, or submit a request to the CEO for an interpretation/determination.

Since this type of LUL decision could be appealed, we want reasons & logic for decision recorded in writing:

1. Legal counsel Dave B. will issue written advisory guidance to the CEO;
2. The CEO will publish a written determination.
3. The public will have 60 days to appeal to ZBA.

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Mainbridge Commons Update: Teresa updated us, with Chris filling in engineering design details:

Item	Task	Status	Done
1	Consult with CEO and then Submit Floodplain Permit Appl. Floodplain Engineering consultant Alton Knapp to consult with Crawford designers and CEO, then submit C-LOMR appl. To FEMA	Floodplain Permit Appl. Submitted.	X Open
2	Submit Subdivision Appl. For the Relyea properties north of Furman Dr (for the satellite parking lot)	Subdivision Appl. Submitted to Planning Board.	X
3	Revise Fire truck Turning Movements drawing to omit a route utilizing the Ballard driveway R.O.W. on The Birches property	Drawing revised.	X
4	Submit Sign area variance appl. To ZBA	Submitted to ZBA. Drawings revised to now show locations for 2 signs along Main St. frontage.	X
5	CEO to issue a determination pertaining to if further approvals are needed for the satellite parking.		Open
6	Have further discussion with Fire Chief to obtain consent on hydrant locations & access routes	Awaiting response to E-mail.	Open
7	Revise SWPPP plan and drawings to detail the back-up alarms and stormwater pumps	Drawings and document updated with new details.	X
8	Revise drawings by adding generator location and details	Generator needed as emergency back-up to the grid to power medical office eqpt and stormwater pumps.	X
9	Decide whether or not to relocate the gravel wetland outfall pipe off of Medak property	Design revised: the outfall pipe moved off Medak property to SE corner of Mainbridge property.	X
10	Show snow storage area for the satellite parking lot.	Drawings revised.	X
11	Provide plan for maintaining, rehabbing, or replacing the existing sidewalks along Main St & Furman Dr	Sidewalks to be demolished and replaced.	X
12	Provide a copy of the Freshwater Wetland Adjacent Area Permit Appl. To village once it is submitted to DEC.	Permit Appl. Submitted to DEC. Copy furnished to village.	X
13	Obtain re-zone approval from Village Board for the 75' strip parcel.	Approved at Village Board meeting Oct. 14.	X
14	Decide whether or not to offer to provide to Durfee residence off-site screening from headlight beams.	Off-site screening to be offered to Durfee.	

We briefly discussed whether any fencing or landscaping would be installed around the satellite parking parcel to screen headlight beams from neighbors. Drawings do not detail this.

The ZBA's moment has arrived. Teresa has been in contact with the chairperson, Jessica Kirby, and she is surveying the members to schedule a suitable meeting date. Once the variance determinations have been made, time for a public hearing may elapse before the Planning Board can move forward.

Last, we discussed plans for how to conduct the Oct. 28 Public Hearing: the order of the presentations, what graphics to display, whether or not we will respond to comments.

Meeting adjourned at 8:32 p.m.

Future Meetings: Public Hearing: Tuesday Oct. 28

Respectfully,

Steve Babbitt

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