

Village of Schoharie Planning Board

Sept. 29, 2025

Meeting Minutes

In Attendance:

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

Tom called the meeting to order at 7:02 p.m. We reviewed the draft meeting minutes from the Sept 15 meeting. No corrections were suggested, so Mike made a motion to approve the draft minutes, seconded by Tim. The vote was approved 5-0 in favor.

Old Business: Mainbridge Commons

Endorsement Letter for Mainbridge Commons Parcel Zoning Change

Tom reported that he had issued the letter requested by the Village Board from us pertaining to the zoning change. During the Sept. 15 meeting, we had unanimously supported the zoning change and had authorized the chairperson to issue the endorsement letter.

Mainbridge Commons Update:

Teresa updated us on developments since the last meeting:

Application to FEMA for Provisional LOM-R not yet submitted: The Code Enforcement Officer and the Crawford designers had been expecting the flood plain consultant, Alton Knapp, to contact them to settle a few minor details and then submit the application form to FEMA, but no contact occurred.

Revised Full EAF Part 1 form delivered: The Full EAF Part 1 document had been updated to include the subdivision application for the Relyea parcels in the list of applicable actions.

Variance for Street Sign Being Prepared: The area of the proposed street sign exceeds the maximum specified in the Land Use Law.

The satellite parking lot issue remains unresolved: The nebulous meaning of ‘adjoining’, ‘contiguous’, and ‘satellite parking lot’ has led to differing interpretations of whether it would be an allowed use, a not-allowed use that would require a variance, or allowed by special-use permit. Teresa felt that recording the use in the development’s special use permit should be sufficient, that a variance isn’t the best solution. Or, because satellite parking is not specifically identified in the LUL tables at all, by default it is to be an allowed use. We requested that Dave research and provide guidance; the two attorneys agreed to confer during the coming week.

3 Fire Hydrants Suggested by Fire Dept—one or more water main extensions needed, municipal (village) ownership recommended: Schoharie Fire Dept had responded to Chris regarding fire access routes and fire hydrant locations. The chief suggested 3 new fire hydrants for the development: One near the rear (eastern-most) driveway entrance from Furman Dr, another near the midline of the property along the south side, and the third near the crossover access to the rear of The Birches, also along the south side of the property. Currently there is a water main along Main St, but none on Furman Dr. Providing the flow rate of water needed would necessitate installing one or more water main extensions into the parcel. The suggestions from the Fire Dept are a starting point, not requirements, and the design team must now develop a solution. Mike firmly believes that the fire hydrants and water mains should be municipally owned, not privately owned. In his experience, private ownership often results in hydrants not being maintained to the desired state of readiness. He recommended that the village and Mainbridge Commons negotiate a transfer of ownership to the village and establish easements for village access to repair and maintain the water main extensions and hydrants. We discussed possibly running the water main extension beneath the existing sidewalk along Furman Dr, since this is village land and the sidewalks are expected to be demolished and replaced, anyway (see below).

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Replacing Deteriorated Sidewalks on Main St and Furman Dr: The Board members have had the expectation that the sidewalks would be replaced as a component of the development, but when that would occur during the multi-phase project, and more importantly, whether the applicant or the village pay for it, had not yet been settled. Teresa will discuss this with Dr. Elbially. Perhaps if Mainbridge Commons is awarded the DRI grant funding they have applied for, some of that money could be used?

Freshwater Wetlands Permit not yet submitted: The permit application is being prepared.

Drawings being updated to address errors or omissions identified in Mike's comment letter: Mike had reviewed the Sept 08 document package and submitted a letter with a list of desired detail corrections or additions on the drawing sheets or in the analysis documents. Chris said the designers are addressing his concerns with the next drawing and document update.

How and when to repair Furman Dr, if damage occurs during Grade & Fill operation: We are uncertain how well the Furman Dr roadway will withstand the repeated passage of large, heavy trucks, but some damage could occur (potholes or worse). At some point, re-paving that portion of Furman Dr would be needed. There are several construction phases following the Phase 1 grade & fill, but a plan that would minimize inconvenience to the residents of Furman Dr should be considered.

Location of gravel wetland outfall to stream being re-assessed by designers: No decision yet. If outfall is not moved to existing Gr. American outfall location, then obtaining an easement for crossing onto Medak property would be necessary.

Dumpster fence details: The enclosure around the outdoor refuse areas will be either a wood or vinyl stockade or a chain link fence with vinyl slats for screening.

Screening Durfee residence from headlight beams: Headlight beams from vehicles exiting the easternmost driveway might graze the western edge of the Durfee residence at 117 Furman Dr. Offering to provide screening placed on the Durfee property should be considered.

Emergency generators: The designers were scheduled to meet with National Grid on the following day (Sept 30) to discuss electric supply topics, including emergency generators for the stormwater pumps and the dental office operations.

This ended the update from the design team. Next the Board addressed advancing the SEQR process.

Referral to County Planning (239 Referral) to occur: The design team will provide a package of the latest forms and drawings, including the subdivision application form, for electronic submission to Schoharie County Planning. The chairperson Tom will sign and submit the referral application form.

SEQR: Negative Declaration being published: The Board reviewed the draft Negative Declaration document prepared by attorney Dave, with input from engineer Mike. Mike had received and reviewed it on the morning of the meeting, written up a list of minor edits, but had not yet discussed them with Dave. The board members were satisfied with the draft and ready to publish. Tom made a motion that the chairperson be authorized to sign and publish the Negative Declaration, subject to the minor edits requested by Mike being incorporated into the final version. Dave K seconded the motion, and the vote was 5-0 in favor.

Meeting adjourned at 8:30 p.m.

Future Meetings: Wednesday Oct. 22

- Public Hearing: Tuesday Oct. 28

Respectfully,

Steve Babbitt

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