

Village of Schoharie Planning Board Meeting Minutes  
July 11, 2023

In attendance

Board Members:

Dusty Putnam

Tom Hitter

Steve Babbitt

Tim Repicky

Colleen Henry

Public: Mr. Vincent Laganga, Daniel Beams, Curt Van Steele,  
Amy Mitchell Van Steele and Melinda Mctaggart

Meeting called to order at 7:05 p.m.

The Meeting minutes of July 10, 2023 were distributed to the Planning Board members present and acknowledge receipt of minutes this evening.

Whereas a motion to approve the July 10, 2023 with amendment to add Special Use Permit to the Dr. Elbialy proposal minutes by Tom Hitter

And seconded by Tim Repicky, therefore, the Planning Board affirmed the said motion and voice vote carried.

I. Old Stone Fort Schoharie NY. 145 Fort Rd, Schoharie

Presentation by Mr. Laganga:

The benefactor, Mr. Nick Juried, wants to accommodate the Historical Society /museum with storage as well as add a gift shop and library at the Old Stone Fort Museum. Mr. Juried does not want the proposal costs to go over 3 million, therefore, Mr. Laganga has changed the proposal (from what was originally sent to The Board) to bring the costs to a more reasonable amount so the museum can benefit from Mr. Jurieds generous patronage.

The Proposal is to annex a new building to the existing Badgley House with a concrete condition deck approximately 9 feet in height from ground level and adhere to a stone facade to match the exterior of the Badgley House.

SITE Plan:

new parking-accommodating 14 spaces/handicap parking as well as ramps, new museum library, gift shop, office area, the concrete decking with

storage underneath—concrete conditioned decking is at the same level as Badgley House (grade level), display areas and a multi use facility room. The proposed entrance would be at grade level and considered the first floor with an elevator and stairwell. The rendering also shows an attic. The proposal includes removal of the storage garages that are on site and not historical in nature.

Chair expressed concern with the size of the building and the decking...is it cohesive to the Old Stone Fort Historical character?

Curt Van Steele added the association needs the storage and they want to take advantage of this benefactors generous donation. Also he added, a survey by Snyders Surveyors of Middleburgh may have been done years ago.

The Board reviewed the proposal as given and advised Mr. Laganga to return with an elevation rendering, to consider the character of the buildings surrounding this proposal and adjust the sizing of the proposed addition to adhere to the historical nature of the other buildings within the area. Chair indicated that New York State Office of Historic Preservation (NYSHPO) will have to be contacted due to the location of the proposal.

Curt Van Steele indicated the benefactor and the historical society will come to terms to adjust the sizing but still wants to keep the storage needs and make this a win win situation.

Daniel Beams told the Board the County Historical Society is the leader in the county as representative in county history so the size of the proposal is based upon the need to continue to support the historical society and plan for the future to assist the other historical societies w/n the county and keep with the rural and historical character of the area. The storage under the "concrete decking" would be for lawn equipment (mostly) and the items in storage would not be visible.

Chair suggested Mr. Laganga go to the Middleburgh Reformed Church, Route 30 Middleburgh as the building has an enclosed glass breezeway, to offer some visual idea in annexing the concrete decking to the proposed building/ Badgley House. In addition, the Board requests 8 packets of proposal for every Board member, the County Planning Commission and the Village Clerk.

Mr. Laganga indicated the benefactor, Mr. Juried, wants to quickly move forward. The Board has meeting dates scheduled for continued consideration.

\*\*\*\*Public attendees exited meeting at 8:12 p.m.

II. Continuation of Chris Lawton/ Arrow Spring Farm tax map #72.13-4-3  
County Planning Commission has received the proposal for subdivision  
Public Hearing scheduled for July 31, 2023

III. Continue Dr Elbially, expansion of Main Bridge  
Tax map # 72.17-1-6

Board Review:

Application for site development plan approval

-description of current condition of site needs to add mixed use and  
historical

-anticipated increase needs to be rectified to read as see site plan review  
or offer a description

Application for Special Use Permit Approval

-Board has question on Access Drive listed at 235 Main St

-Board has NYSOP letter dated 6/7/23 -235 Main St is within the historical  
district

Ag Data Statement- needs to be completed by applicant to add the list of  
adjacent neighbors within the AG Data distance requirement

IV. Incoming Communication to Board:

From Zachary Thompson, the County Planning Commission is now  
requesting all submissions be filed electronically.

Next Meeting date 7/17/2023

Meeting adjourned at 9:05 p.m.

Respectfully submitted,  
Colleen M. Henry