

Village of Schoharie Planning Board

May 29, 2024

Meeting Minutes

In Attendance:

Board members: Dusty Putnam, Tom Hitter, Steve Babbitt, Russ Shaw

Board Consultants: None

Applicants: Curt VanSteele, Amy VanSteele, Vince Laganga, Dan Beams, Melinda McTaggart

Public: Patsy Nicosia (Times Journal)

The planning board meeting immediately followed the Public Hearing for the Badgley Annex Building Annex Site Plan Review application. The chairperson called the Public Hearing to order at 7:00 p.m. He welcomed the crowd, explained the purposes and functions that land use law and the planning board provide, then handed the presentation over to Vince Laganga, the architect. Vince presented the site plan layout and architectural details of the building, displayed on posters at the front of the room. Questions, mostly from adjacent neighbors, focused on traffic access to the parking area and drainage from the site to the substantial ditch which must be crossed to reach the parking. Jim Sacket and Gerald Wright of the Old Stone Fort Cemetery Association voiced a desire to negotiate some improvements/adjustments to the existing Right-Of-Way agreement(s) for use of the Cemetery Lane all the way back to the parking lot in return for the Historical Society committing to maintaining it. No comments pertaining to the architectural features of the building occurred. In response to a question, Vince estimated the project cost at \$2.5 million, the prime contractor to be Richard Tate, and they hope for construction to begin in mid-to-late Fall. Russ made a motion to close the hearing, seconded by Steve, and with a vote of 4-0 in favor. (See the attached list of public attendees—many were Scouts with a parent, observing how local government works, and members of the Historical Society.)

After a 5-minute break, the chair called the planning board meeting to order at 7:40. We reviewed the draft meeting minutes from May 09, corrected the misspelling of a name, then approved them in a motion by Tom/seconded by Dusty, and with voice vote 4-0 in favor.

Old Business: Badgley Annex Building Addition at Old Stone Fort:

Advisory Opinion from SHPO: The comments we had been awaiting from SHPO arrived May 24, in a letter from Weston Davey. Their review identified no significant concerns with the archeology, architecture, or impacts to the Historically Registered buildings or District.

Completion of SEQR Process:

- With the SHPO comments in hand, we returned to the SEQR Full EAF Part II form and completed it by answering question 10 pertaining to historic or archeological impacts. All 18 questions rated the impacts as 'No, or small impact'; no question rated any impact as 'moderate to large impact'.
- **Determination of Significance: Negative Declaration:** no Environmental Impact Statement required.

The chair will complete the Part 3 form by filling out the lead agency information.

Approval of Site Plan Review Application:

Findings: The Board has identified no significant impacts as it proceeded through the Site Plan Review process. The location, scale, and features of the building blend in with surrounding structures and do not overpower them. The new

access road (driveway) across a crop field will shift access to event parking onto Historical Society land and away from the current 'back door' route crossing parcels of adjacent land owners.

The chair then presented a draft resolution approving the site plan review application, which we reviewed and added no changes to. Dusty made a motion to issue the resolution, seconded by Russ. The vote was:

Tom Hitter: Yes
Dusty Putnam: Yes
Tim Repicky: Absent
Steve Babbitt: Yes
Russ Shaw: Yes

Site Plan Approved!

Final details to finish the process: The chair will file the resolution with the village clerk and fill out and submit a notification form to the Schoharie County Planning Commission. The Historical Society must submit 3 copies of the site plan drawing and architectural drawings to the village clerk, which the chair will certify with an embossing stamp, then distribute 1 copy each to the applicant, the code enforcement officer, and the village clerk.

Update of Forms on village website:

Russ discussed some conceptual ideas he has for reorganizing the content of the application forms on the village website. Dusty has been assisting him. Next step is for him to draft a sample.

Meeting adjourned at 8:35.

Future Meetings

To Be Determined (nothing on the docket at this time)

Respectfully,
Steve Babbitt

Public Hearing Attendees

Colleen Henry	Patsy Nicosia (Times Journal)
Curt VanSteele	Kim Zimmer
Amy VanSteele	James Sacket
Jennifer Scheuer	Gerald Wright
Tobias Ball	Cody Robinson-Bullock
Lucas Ball	Ethel Robinson
James Stinson	Joanna Case
Ryan Stinson	Dan Beams
Cooper Meyers	Peter Johnson
Erik McKenney	Michael Foster
Mason McKenney	Corbin Foster
Kodi Griffin	
Mike Griffin	

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