

TOWN OF SCHOHARIE - COMPREHENSIVE PLAN REVIEW
ADVISORY MEMORANDUM

TO: Town of Schoharie Town Board

FROM: Chuck Voss, AICP, Barton and Loguidice, DPC

DATE: December 2, 2014

RE: Town of Schoharie - Comprehensive Plan Review

I. Introduction

As the Town Board works to develop and readopt a comprehensive, Town-wide land use law, it became necessary to review the adopted 1997 Comprehensive Plan and consider if the goals, objectives and recommendations set forth therein and summarized in this report, still accurately reflect the Town's vision for the long-term development of the community.

Pursuant to New York State Town Law §272-a(10), "[t]he town board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed". In other words, the State requires that the Plan be periodically reviewed and updated to ensure that it continues to reflect the community's vision into the future.

The Joint Comprehensive Plan adopted in 1997 contemplated that the plan would be reviewed "at regular five year intervals". Thus it is appropriate and recommended that the 1997 Plan be reviewed now to ensure it still accurately reflects the community, and its long-term growth and development ideals.

If the 1997 Comprehensive Plan still accurately describes the Town's preferred vision and growth goals for 2014 and beyond, it can proceed with the adoption of a local land use law that accords with and implements this plan. If, on the other hand, it appears that conditions in the Town have changed over time due to intervening events and/or there has been a substantial change in public attitudes or priorities, there may be cause to re-evaluate or consider whether the 1997 Comprehensive Plan should be updated or amended to reflect the Town's vision and goals for 2014 and beyond.

As part of the process for developing and readopting a new land use law, the Town Board began with a review of its Comprehensive Plan to confirm that the land use strategies enumerated almost two decades ago are still relevant and appropriate for the community. The purpose of this report is to provide the Town Board with a summary of the current 1997 Comprehensive Plan and its land use goals and objectives, and an analysis of more recent data and comments received at public workshops held in connection with this review are also discussed.





As set forth in more detail below, it is our opinion that the information reviewed and summarized herein demonstrate that the Comprehensive Plan is still valid and reflective of current conditions in Schoharie and public attitudes regarding its goals for long-term growth and development.

II. Joint Comprehensive Plan – General Discussion

A joint Village-Town Comprehensive Plan Committee was formed in 1995 to develop a new comprehensive plan. The process took approximately 18-months to complete and included many public meetings, written surveys and a visual preference study.

A. The Community

The Comprehensive Plan gives an overview of “Schoharie Today” (or, Schoharie in 1995). While some discussion areas, such as “Existing Traffic Conditions” and “Population” are based on data collected at a particular point in time (traffic count data from 1988-1993; census data from 1990 and projected growth through 2010), the physical characteristics described (topography, geology, soils, water resources, visual & historic resources, utilities) likely remain, for the most part, unchanged.

The same is true with respect to general discussion of the Police, Fire, Ambulance Facilities, Public Park and Recreational Activities, Social and Educational Activities, Historical Attractions, Transportation and Special Districts (although specifics like staffing levels and new programs may be out of date).

B. Land Use

At the time the Comprehensive Plan was adopted, the single dominant land use in the Town was agriculture, followed by vacant and residential uses. And, the majority of assessed land in the Town and Village came from residential properties.

In the Town, it was reported that agricultural land uses account for about 41% of the land acreage (land for field crops and productive vacant land), residential land uses account for about 29% of the acreage (one family year-round residences are predominant), vacant land accounts for 48% of the acreage (most are rural vacant lots of ten acres or less), commercial, industrial community and public service uses account for less than 2% of the total acreage.

In 1997 when the Comprehensive Plan was adopted, there were no public sewers in the Hamlet of Central Bridge or the rest of the Town.

There is a discussion of local revenues, including a statement of the Town’s bonded debt in 1995. Budgetary allocations specific to 1995-1996 are also discussed which likely do not accurately reflect the Town’s current budget estimates and allocations.

C. Input from Town Residents and Public Officials

Survey results and evaluations are provided in the Plan to explain perceptions of conditions in Schoharie as they existed in 1995. With respect to “new development in the future”, the Comprehensive Plan states in relevant part as follows:

Residents are concerned about how development affects their community – particularly regarding impacts to water, ecological resources, historic character, density of development,



scenic areas and parking/ traffic. Residents fear that new development will adversely affect Schoharie's rural/ historic character which they so value. They also feel that new development will increase traffic and crime, damage visual resources and the environment, and attract people and businesses who are disconnected from the community.

On the positive side, residents hope new development will increase the tax base, enhance job and recreational opportunities, and fit into the community.

When surveyed, elected and appointed officials indicated that they think economic vitality of local businesses will be one of the most important issues facing Schoharie in the next 10 to 20 years. Other "very important" issues included tourism, sewer and water services, environmental protection, and the visual impact of development. This result is fairly consistent with concerns voiced by citizens.

Officials and citizens ranked overall attractiveness, environmental quality, job opportunities, and maintenance of the rural/ small town character as "very important" aspects of the Town/ Village. Shopping and affordable housing opportunities were ranked as "fairly important" by officials. Citizens think shopping opportunities were a significant problem to be addressed in Schoharie.

Officials ranked desired non-residential development as 1) service/ professional (office/ medical), 2) tourism-related business, 3) light industry and agricultural related businesses, 4) retail outlets, 5) lodging, 6) warehouse facilities, 7) large retail outlets (K Mart), 8) truck stops, and 9) heavy industry (most desired to least desired). Although these rankings differ somewhat from the general public's response, those commercial activities least desired by government officials were also least desired by residents.

A section entitled "Future Goals/ Desires for Schoharie", notes that most people would prefer to see new commercial development primarily in the central business district in the Village, or at the I-88/ Route 30 intersection, and would like growth desired to be directed to North Main Street, instead of South Main Street; and on Route 7 in Central Bridge rather than Main Street in Central Bridge.

At the time, most residents felt heavy industry, truck stops, warehousing and large retail outlets should be discouraged.

In sum, the 1997 Comprehensive Plan stressed people were "intensely concerned" with the "look" of new development. The results of a visual image survey concluded that participants preferred the country scenes consistent with what presently exists in the Schoharie area: open space, traditional style architecture, tree-lined streets, narrow rural roads, wooded hills, and ponds. More specifically, the Comprehensive Plan stated as follows:

New design standards should prevent conventional suburban development, and encourage traditional, village-style housing with tree-lined, narrow streets. Since strip malls and modern commercial buildings were clearly not preferred, recommendations such as encouraging new commercial buildings to have traditional roof line, pitches and architecture, alternative parking arrangements and a "house-like" appearance are planning goals that can be firmly backed up by this study. Appendix A details other design recommendations. The design recommendations were appended to the Comprehensive Plan as Appendix A.



D. Development Issues, Goals, Objectives and Policy Recommendations

The specific goals and recommendations adopted in the Comprehensive Plan (relating to land use and future development) are set forth and cover Land Use, Economic Development and Downtown Revitalization, Housing, Safety and Traffic, Recreation, and Administration. Goals, objectives, and recommendations relevant to the development of a Town-wide, comprehensive land use law, are summarized below:

- Land Use

- Goal: Maintain and enhance the unique features of the community that make Schoharie a quality place. Maintain the rural, small town character of the Town and Village.
- General Recommendations To Guide Planning in Schoharie: Land use regulations and programs in small communities should always try to use common sense to balance the right to reasonable use of one's property, the right of adjacent property owners to co-exist without undue negative impacts, and the right of the Town and Village to expect that new development will enhance the community, especially visually, and will not have hazardous impacts.
 - Zoning and other regulations should be based on the principles that:
 - Impact of development is more important than specific land use,
 - Density of buildings or houses is more important than lot size, and
 - Building and site design is usually more important than density
 - Generally, land use regulations in both the Village and Town should:
 - Permit a wide variety of uses but subject them to performance standards that would govern the issuance of permits by planning or zoning boards. This encourages a variety of small scale uses, as long as they have a minimal impact on the surrounding area;
 - Ensure that density is separate from lot size. Allow small lots as long as overall density standards are met;
 - Use positive incentives, rather than negative fees or taxes, to meet goals. Examples of positive incentives are density bonuses, allowing relaxed road standards or unpaved private roads, or selling development rights.
 - Performance Zoning – A zoning tool called performance zoning can help meet a variety of goals in many communities. This planning tool can maintain or preserve natural resources and community character as land is changed for man's use. Performance zoning regulates the impacts of land uses rather than the uses themselves. It is concerned with the results of development and not the type of development. For example, performance zoning would be concerned with the siting,



design, and water runoff impacts of a new commercial shopping center. It would not be concerned with the fact that it is a commercial use.

- Performance standards can be applied on environmentally sensitive lands, or they can apply to all development within a jurisdiction. Different standards can exist for different zones.
- Performance zoning allows for greater flexibility in the development of a site. Landowners benefit because they can develop the land if they can show that it will not adversely affect the area.

o Objectives and Recommendations

- Identify and protect visual, scenic and historic resources (identify high priority open space areas, identify scenic views, designate scenic roads through Town zoning, create overlay zones, disallow structures including communication towers on the face and summit of Terrace Mountain and other scenic hills, create a historic districts)
- Provide for the protection of important open space locations (utilize performance zoning, set standards that any development must meet, standards should address density, open space, agriculture, environmental and visual needs, subdivision regulations that reflect/ encourage cluster buildings in large residential or commercial complexes to preserve open space, facilitate purchase of development rights by Schoharie Land Trust or other organizations, offer tax abatements for voluntary easements under special circumstances)
- Maintain the residential qualities of the Town and Village (develop design standards [see Appendix A], set density standards based on the ability of the land to support development, buffer residential uses from commercial or agricultural uses)
- Provide for the protection of farmland for agriculture, especially on prime soils (work with farmers to identify their needs, identify prime and important farm lands, make farmland protection planning a focus of development approval by use of performance zoning standards for density, open space, and cluster zoning at important agricultural locations, encourage agribusiness)
- Ensure that new commercial development is appropriate in scale and design with existing structures and community character (zoning should contain guidelines to ensure that development meets design standards that maintain local character and visual appearance [see Appendix A], encourage clustering new commercial development along Route 7, 30A, prohibit strip development, and allow a better integration of commercial uses into more of a mixed use scenario providing that design and performance standards are met, new development in Central Bridge should conform to existing surroundings, new development in interchange area should consider and plan for visual, scenic and open space sensitivities)



- Economic Development and Downtown Revitalization
 - Goal: Seek to increase job opportunities and incomes and expand the local property tax base through increased economic development. Facilitate the revitalization of the Village's Main Street, and enhance shopping opportunities in both the Town and Village.
 - Objectives:
 - Link the area's agricultural, historic, rural and scenic qualities with more opportunities for tourism, professional service jobs, and new business.
 - Encourage commercial development that provides well-paying, career opportunities
 - Diversify the local economy in part by establishing an economic development program to recruit prospective new community-minded businesses desired by the community, including those that are agriculturally related. Provide incentives for an improved mix of businesses located on our Main Street.
 - Ensure that growth in the Town, Hamlet and Village are complimentary
 - Promote use of existing buildings on Main Street and define where new commercial development should exist within the Village.
 - Ensure that the Village of Schoharie remains the seat of government in the County and encourage new government facilities to be located in the Village when possible.
 - Ensure that economic development activities are consistent with the other goals and objectives in this plan.
- Housing
 - Goal: Enhance housing opportunities for all residents and income groups.
 - Encourage a variety of high quality housing types to meet the needs of all residents, especially young families and senior citizens (zoning should permit accessory rental units on single family houses and allow multi-family and moderate cost homes in other zones, adopt site plan review procedures for commercial development)
 - Minimize potential flood damage (continue participation in FEMA flood plain programs, work with county to minimize flood damage)
 - Provide for the long-range protection of water resources for water quality and quantity, recreation, wildlife habitat and erosion stability (ensure protection of streams, creeks, buffer zones, setbacks, consider stream protection overlay district, define locations of aquifers, and regulate use in sensitive areas [Barton Hill area and the Central Bridge watershed], continue wetland protection).



- Encourage land uses that are “clean” and that have few environmental impacts and discourage those that put the area’s environment at risk (consider creation of voluntary Conservation Advisory Council, identify locations requiring natural research restoration, encourage less development in the most environmentally sensitive areas of Schoharie)

III. Recent Data Collected and Public Workshops

As noted in Section I, some sections of the Comprehensive Plan discuss data that had been collected at a particular point in time and may be out of date. To determine if these sections are truly reflective of where Schoharie is today, more recent data was collected and reviewed. As set forth in more detail below, this information demonstrates that there has not been a substantial change in conditions in the Town since the Comprehensive Plan was adopted in 1997.

A. Community

Our review of data collected in more recent years shows that the town population has not increased substantially. When the Comprehensive Plan was finalized in 1997, the estimated total Town population was 2,324 persons (exclusive of the Village of Schoharie). In comparison, the estimated 2010 population (most recent U.S. Census data) shows the Town population to be 2,283 persons. This represents a 2.4% decrease over roughly twenty years. This same decreasing pattern can be seen with the Village of Schoharie’s population. In 1997, the estimated Village population was 1,045 persons. In comparison, the estimated 2010 Village population was just 922 persons, which represents a 12% decline. The Comprehensive Plan envisioned a much steadier and predictable growth rate in both the Town and village in 1997. However that trend has not materialized, which is indicative of similar population trends in the County and region as a whole. As such anticipated growth and accompanying development pressures caused by an increasing population in the Town have not been realized.

The same is true with respect to more recent traffic volume counts and data. In 1997, the Comprehensive Plan looked at five key road segments within the Town and provided the general Average Annual Daily Traffic (AADT) counts for those segments based on the New York State Department of Transportation’s (DOT) most recent data (1994). In comparison, we reviewed DOT’s more recent data (based on 2012 count surveys) and found a modest 7.6% average increase in AADT for all five of the same road segments. In other words, all five of the road segments originally studied in the Comprehensive Plan experienced a slight increase in AADT volumes which is consistent with expected volume increases over a twenty-year period. This modest increase in AADT’s does not in and of itself represent a significant increase in road usage in the Town and is more reflective of expected background increases that would normally be found in most communities similar to Schoharie over such a long period of time. Therefore we see no need to modify the Comprehensive Plan based solely on current traffic volumes found across the community.

Similarly, the general discussion within the Comprehensive Plan of the Police, Fire, Ambulance Facilities, Public Park and Recreational Activities, Social and Educational Activities, Historical Attractions, Transportation and Special Districts contains figures relating to staffing and/or budgetary levels that have not changed substantially over the years. However these figures could be updated if the Town decided to update the Plan in the near future. A review of recent emergency services (Fire & EMS) call data shows that call numbers in 2013 (91 calls) was almost the same as that reported in 2000 (97 calls).



B. Land Use

At the time the Comprehensive Plan was adopted, the single dominant land use in the Town was agriculture (41%), followed by vacant (28%) and residential (29%) uses. And, the majority of assessed land in the Town and Village came from residential properties.

Data provided by the Schoharie County Planning Department collected in more recent years shows agricultural land uses currently account for about 36.2% of the land acreage, residential uses account for about 33.1%, vacant land accounts for 26.4% of the acreage, and commercial, industrial, community and public service uses account for 3.2% of the total acreage.

Comparatively speaking the data reveals that there is almost no tangible change in the current land use profiles across the Town. Agricultural uses are still by far the most dominant forms of land use in Schoharie. Followed closely by residential (single-family, multiple-family & mobile homes), and vacant lands. The only land use sector that experienced a minor (1.2+/-%) increase was commercial/retail/industrial/public institutions. These current land use profiles indicate no net change or major shift in land use patterns across the community and therefore indicate no impetus for altering or revising the Comprehensive Plan's land use goals, objectives or strategies.

In addition, a review of past (2005-present) and current Use Variances, Area Variances, Site Plan Review applications and Special Use Permit applications was conducted to see if new or emerging trends in land use conflicts were occurring across the community. What the data revealed was 29 Area Variances, 3 Use Variances and 12 Special Use Permits being granted in the last 9+ years. There were also 39 Site Plan review applications approved during this same time period, with the vast majority of those applications for subdivisions. This relatively low number of variances and special permits as well as minimal site plan applications for commercial projects for a municipality the size of Schoharie is indicative of a community that is not experiencing major conflicts between its land use policies and codes, or significant growth or development pressures.

As noted previously, there were no public sewers in the Town of Schoharie when the Plan was developed 1997. However more recently public sewers have been installed to serve the Hamlet of Central Bridge. A special sewer district was formed that included parts of Schoharie and the adjacent Town of Esperance with a service area that covers the area north of Cobleskill Creek.

C. Public Attitudes

Section 3 of the Plan ("Input by Town and Village Residents") provides a detailed overview and summary of the extensive public participation and hands on involvement in the 1997 Plan's development. As with any community-based plan, public involvement is critical to the successful outcome of the plan and to its adoption and ultimate implementation. The 1997 Comprehensive Plan utilized local citizens, volunteer, Town staff and consultants to develop a Plan that provided a thorough overview of the community as it was in 1997, and as it should be over time.

As part of the Town Board's review of the Comprehensive Plan, it held two public workshops to receive comment from members of the community. The first workshop was held on September 10th, 2014 at a regularly scheduled Town Board meeting and was attended by the full Town Board and roughly 45 residents and members of the public. A summary of the official Town Meeting Minutes indicates a



general discussion about how valuable the current Comprehensive Plan has been over the past 17 years in shaping the overall growth of the community. Speakers emphasized the importance of preserving the rural character of the community, the livable nature of the Town's neighborhoods, and the need to preserve the quality of life currently enjoyed by residents. Many speakers noted that the Comprehensive Plan is still very valid and continues to reflect the Town's vision for future development. Speakers also noted that the Comprehensive Plan envisioned promoting agri-based businesses and industries such as agritourism that could be a source of employment for the Town.

A recent grant-related survey of Village residents' long term renewal concerns was noted by one speaker who commented that these survey results closely mirrored the survey results undertaken when the Comprehensive Plan was first developed in 1997. However it should be noted that the recent village grant survey was not undertaken by the Town, nor was it related in any way to the current Comprehensive Plan review efforts.

The second workshop was conducted on October 8th, 2014 at a special Town Board meeting and approximately 30 residents and members of the public attended. The Town Clerks summary of that meeting indicates very similar comments from the public about the benefits and merit of the current Comprehensive Plan. One important comment that was mentioned by a speaker pertained to the goal of protecting historic assets of the community. It was noted that this is still a valid and current goal, but that additional or different regulations, safeguards and/or incentives should be considered when developing a future land use law. The Lutheran Parsonage and Lutheran Cemetery were recently listed on the National Historic Register in 2013, and, together with the Old Stone Fort Complex, remain important local historical resources and attractions. Other historic resources listed in the Comprehensive Plan, including the Easter Egg Museum and the George Mann Tory Tavern are still held in private ownership and currently not accessible to the public.

In general, it appears residents are very satisfied with the current plan's goals and objectives, and feel that the 1997 Plan has served the Town well over the past 17 years. Residents did acknowledge the need to update certain areas of the Plan's data, such as what we have noted above. However there appeared to be an overall general high satisfaction with the 1997 Comprehensive Plan. The official Town meeting minutes of both workshops are attached to this memo as Exhibit 1.

IV. Conclusions and Recommendations for Future Action

While there are opportunities to update the information contained in Section 1 ("Schoharie Today") and Section 2 ("Population Characteristics") to better reflect current conditions within the community, our analysis of these sections and comparison to the more recent data collected indicate that there has not been a fundamental or substantial change that would alter or affect the enumerated goals and objectives set forth in the Plan.

After reviewing the Plan's stated goals and objectives and considering the public comment that was received, it is also clear that the same priorities that were important for the Town in 1997 remain important for the Town today. Recent public review and comments on the 1997 Comprehensive Plan undertaken by the Town Board indicate similar public commitment and affirmation that the goals, objectives and strategies listed in the 1997 Comprehensive Plan remain consistent through to today.

A review of the Plan's goals and objectives seventeen years later reveal that for the most part the plan did (and does) provide the necessary guidance for the Town's short, medium and long-term growth and



development objectives. It remains valid today and provides a framework for the adoption of a comprehensive land use law that implements the Plan's goals and objectives.

In the future, as resources become available and the Town is able to undertake a comprehensive update or amendment of the Comprehensive Plan, maps, tables, figures and photos could be revised as necessary. The general discussion sections could also be revised to better reflect current conditions. For example, the Transportation section could be updated to reflect current traffic levels and any changes to the road network over the past 17 years. Also the Community services section could be revised to reflect current Police, Fire and EMS staffing levels, new equipment purchases, etc. The Social and Educational section could be revised to more accurately reflect the current school district enrollment figures, and any special educational programs or facilities that may have been implemented since the 1997 Plan was adopted. Demographic data and Town fiscal and budgetary information could also be updated to better reflect current conditions.

Any future update or amendment of the Comprehensive Plan would require public surveys and public hearings similar to that which was required when the Comprehensive Plan was first adopted in 1997. With this additional comment, Section 3 ("Input from Town and Village Residents") could also be revised in the future to confirm current public attitudes regarding land use development.

Finally, the Plan could be revised to reflect those specific goals and objectives that have already been achieved and new opportunities or funding initiatives that may become available over time.

In sum, it is our opinion that the 1997 Plan's goals, recommendations and objectives are still very relevant and current and still reflect the common public vision for the Town. We see no compelling need given the current state of the Town to overhaul or extensively revise the Plan's vision, or goals. The updates described above can be made over time as resources permit. In the meantime, the Plan remains viable and the goals, objectives and strategies set forth therein are still relevant today. Thus, it is our opinion that the Town Board may proceed with the adoption of a new land use law that accords with this Plan.



EXHIBIT 1

Town of Schoharie
September 10, 2014
Public Workshop Town Board Minutes

Minutes of the Public Workshop meeting, of the Town Board, of the Town of Schoharie, held September 10, 2014 at the Town Hall, 300 Main Street, Schoharie, commencing at 6:00 p.m.

Present: Town Supervisor Eugene Milone, Town Attorney Shawn Smith, Councilmen Matthew Brisley, James Schultz, Richard Sherman and Alan Tavenner.

Guest: Dawn Milone, Dawn Johnson, Kathryn Saddlemire, Jill McGrath, Jeremy Rosenthal, Terry Wilber John Conboy, Richard Price, Martin Shrederis, Rhonda Sacket, Thomas Martinez, Robert Montione, Herman Wilms, Arlene Price, John Borst III, Joan Nelson, Jill Attanasio, Juli Attanasio, Rosa Boba, Anne Hendrix, Bart Finegan, Glenn Sanders, Donna Sanders, Kenneth Kio, Kelly Kio, Elizabeth Vedder, Patricia Conboy, Peter Johnson, John Wilkinson, Flora Kenyon, Richard Kenyon, William Olewnick, Robert Price, Joseph Bozicevich, Village Mayor John Borst, Fern Weber, Times Journal Editor David Avitable, Allyson Phillips from Young/Sommer LLC and Chuck Voss from Barton & Loguidice.

The meeting was called to order by Eugene Milone, Town Supervisor at 6:05 p.m.

Allyson Phillips (Young/Sommer LLC) - gave a brief introduction - the workshop is to discuss any concerns and thoughts the public might have regarding the Comprehensive Plan.

Chuck Voss (Barton & Loguidice) - gave a brief presentation and insight to the comprehensive plan.

Jeremy Rosenthal (Town Planning Board Chairman) - discussed Planning Board review/read letter enclosing report to Town Board. Since 2005 40 actions have been taken and nobody identified a project outside of the comprehensive plan.

Eugene Milone (Town Supervisor) - comprehensive plan is still an efficient guide/very descriptive of the community's goals and vision. If the audience has not had a chance to read the comprehensive plan they should.

Pamela Foland (Town Clerk) - read three letters from town residents as follows: Emily Henry, Dusty Putnam, Tom Smith and Elizabeth Apgar-Smith. Letters are on file at Town Clerks Office.

Dawn Johnson (resident) - read a letter she had prepared and made additional comments as follows:

- Importance of the Town's rural character and beauty.
- Well planned development is important

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- Has taken the time to meet and speak with new residents - they enjoy the beauty of the Town, quiet lifestyle, getting to know friends and neighbors
- Stressed that authors of 1997 plan did a good job because people are choosing to live here and are happy living here
- Letter on file at Town Clerks Office

Chuck Voss (Barton & Loguidice) - noted that Dawn had raised some good points and took the opportunity to walk people through the plan and its different components. He suggested that not much has changed over the years that would call the continued validity of Comprehensive Plan into question. He noted that there have been cyclical fluctuations in population, school district enrollment, etc. but that these changes are normal and common among rural Town's in our area. He went over the goals/ directives set forth in the 1997 plan (economic development, preservation of visual appearance and character, etc.) and suggested that they are still reflective of the community's current vision and that the Town has been and is still working toward achieving those goals

Glenn Sanders (resident) - made oral comments and provided a handout to Chuck Voss.

- Intensification of resource extraction may be something the Town Board should take a look at
- There has been a lot of public discourse in recent years focused on fracking and mining
- Suggested that an appendix could be added to the Comprehensive Plan to address any change in perspective or particulars which may be out of date

Chuck Voss (Barton & Loguidice) - Said that public were raising good points, and that appendices can sometimes be helpful

James Schultz Town Councilman - made a comment that the Comprehensive Plan does contain some out of date information.

Allyson Phillips (Young/Sommer LLC) - agreed that there was some information that was out of date. She discussed how information may be several years old but that does not in itself undermine any of the fundamental assumptions or conclusions in the document (example given – traffic counts are several years old, but goal is to promote pedestrian safety and a more walkable community – fact that there may be more recent traffic counts available does not change the overall goal of pedestrian safety and walkable community)

Bob Montione (resident) - Thanked the Town Board for having the workshop and giving the public an opportunity to participate. He noted that the 1997 comprehensive plan

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adoption process was very thorough, it produced a very readable document which, in his opinion, was still valid. He noted that the plan incorporates the results of a number of public surveys and that the answers to many of those questions would still be the same (i.e., what kinds of businesses would they like to see in the Town and where would they like to see them, agricultural character, rural nature, public safety, good schools, etc.)

Martin Shrederis (resident) - Worked on the Comprehensive Plan when it was being developed in the mid-1990's. They always wanted it to be user-friendly. Glad many people in the community still see it as a valid plan that is reflective of the Town's vision for future development

Chuck Voss (Barton & Loguidice) - agreed that it was a very good document and very user friendly

John Borst III (resident) - grew up in the Town and moved back here to start a family after he was done with school. He said that he moved back to the Town because it is a nice place to live. He talked about how his kids and wife are doing well, and that the people he talks to on a daily basis generally feel the same.

Chuck Voss (Barton Loguidice) - noted that this raised an interesting point; how the plan is working to preserve and promote the vision for the Town that will encourage young people to return/ settle down here

John Borst (Village Mayor) - He stated his opinion that the Comprehensive Plan is still a good document. The plan is a blueprint for future development in the Town and Village and that it promotes a mix of residential and commercial uses in a manner that is intended to protect its rural character and beauty. He discussed the history of the Town as being a farming community and that there are new opportunities to develop and promote new agribusinesses and agritourism that build off this history/ community character. He noted that there have been some increases in commercial development and but also declines over the past several years. He discussed the economic recovery efforts after the flood and noted the Village had been awarded grant money earmarked for waterfront redevelopment (i.e., improving creek access, promoting bike paths and walking trails). He thought that these efforts made the area more attractive for residents and tourists alike. He also discussed a long-term renewal grant that the Village was applying for and discussed the answers to a recent public questionnaire/ survey which indicated the public was in favor of increasing tourism, keeping Schoharie visually beautiful, preserving its historical value, promoting small businesses, factory outlets and light industry (better paying jobs), and spoke to specific development initiatives that should be pursued such as a public boat launch and large grocery store. In sum, he noted the people have stressed the desire to retain historical character of the area and visual beauty of the Schoharie

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Valley region. He concluded with his opinion that the Comprehensive Plan is as appropriate today, if not more appropriate, than it was when it was adopted in 1997. May want to make note of any changes in flood plains/ flood plain development but that was all he could think of

Chuck Voss (Barton & Loguidice) - Thanked the Mayor for his input and for providing more recent survey data. He explained that many of the goals, visions and recommendations discussed are already found in the Comprehensive Plan

Jill McGrath (Planning Board Member) - Talked about **flood** maps and identified the **person** at DEC who was working on them. Ms. McGrath agreed with members of the Town Board that revised maps were not yet available for public review/ comment

Glenn Sanders (resident) - Noted that renewable energy is becoming a hot topic and that many communities/sectors of government are offering incentives for solar projects. He suggested that an appendix to the Comprehensive Plan could address large scale renewable energy development; although he thought there was already a connection to the 1997 plan/goals and the incentives being offered for these kinds of projects.

Eugene Milone (Town Supervisor) - agreed that solar power is something that has been promoted in more recent years and that the Court has issued RFP's for solar panels on government buildings. He thought this was something the Town would also like to explore sometime in the future

Chuck Voss (Barton & Loguidice) - agreed that regulations could be adopted to promote renewable energy development in the same way incentives have been offered to promote better and more efficient storm water management. With respect to specific regulations, all agreed **that could be discussed** when the Town Board began the process of developing and adopting a new land use law.

Dawn Johnson (Planning Board Member) - development in environmentally sensitive areas was discussed

Allyson Phillips (Young/Sommer LLC) - explained that the Comprehensive Plan already called for enhanced regulation and safeguards for land development and non-residential uses in environmentally sensitive areas (aquifers, soils, important view sheds, etc.)

Bob Montione (resident) talked about steep slopes – restricted greater than 10% and also needs to be looked at.

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Ronda Sacket (resident) - raised a concern that flood plain redevelopment must be undertaken in a careful manner and that the Town and Village should regulate how property owners can increase elevations in a manner that does not adversely impact adjoining properties. She also noted that she has observed a large number of residents in the Village have been renting to tenants which has caused property maintenance to decline in recent years. There was discussion about the NYS Property Maintenance Code and that the Town and Village already have local laws in place empowering their local Code Enforcement Officer to issue appearance tickets for property maintenance code violations.

Respectfully Submitted, Pamela Foland, Town Clerk

Town of Schoharie
October 8, 2014
Regular/Public Workshop (2) Town Board Minutes
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Minutes of the regular meeting and Second Public Workshop, of the Town Board, of the Town of Schoharie, held October 8, 2014 at the Town Hall, 300 Main Street, Schoharie, commencing at 7:00 p.m.

Present: Town Supervisor Eugene Milone, Town Attorney Shawn Smith, Councilmen James Schultz, Richard Sherman and Alan Tavenner. Town Highway Superintendent Daniel Weideman. Code Enforcement Officer Peter Irwin and CAP 1 Town Assessor Steven Rubeor.

Excused: Councilman Matthew Brisley

Guest: Dawn Milone, Dawn Johnson, Kathryn Saddlemire, Jeremy Rosenthal, Terry Wilber, Richard Price, Leslie Foland, Nicholas Schoenecker, Herman Wilms, Susan Kennedy, Chris Tague, Frank Lawyer, Donna Sutton, Kenneth Kio, Kelly Kio, Ward Arnold Jr., John Howland, Beatrice Howland, Tom Hotaling, Fern Weber, Times Journal Editor David Avitable, Allyson Phillips from Young/Sommer LLC. .

The meeting was called to order by Eugene Milone, Town Supervisor with a Salute to our flag at 7:09 p.m.

A motion was made to approve the minutes for 9/10/14. This motion was made by James Schultz and seconded by Alan Tavenner and carried.

Abstracts:

The following Vouchers were signed and approved by the Town Board:

General Fund Claims 273-302 in the amount of \$22,759.70, as set forth in abstract No. 10-25/10-27 dated October 8, 2014.

Highway Fund Claims 132-145 in the amount of \$9,497.81 as set forth in abstract No. 10-14 dated October 8, 2014.

Town outside Claims 89-93 in the amount of \$616.87 as set forth in abstract No. 10-12 dated October 8, 2014.

Financial Report:

- a) A motion was made to approve the Financial Report for month ending September 30, 2014. This motion was made by Alan Tavenner and seconded by James Schultz and carried.

Correspondences:

- a) Received a letter from the Schoharie County Department of Public Works. As of November 1, 2014 the Scho-Wright Ambulance will need to get there diesel fuel for the ambulance some where's else. The County is on State Contract with Wright Express. Gave the web site to get in contact with them.
- b) The State Comptroller's Office will be doing an Audit based on the Stream Bank Rehabilitation Project.

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Department Reports:

Code Enforcement Officer Peter Irwin:

- a) Board members received a report by email.
- b) Solar Power Financial is looking to put a Solar Farm on Route 7 between Route 30 and Route 30A. Would need to have a public hearing to move forward. The 43.2 acres in Esperance is currently zoned Agricultural but it abuts a commercial property and would not be considered spot zoning and would not take much for the 43.2 acres to be zoned commercial. Esperance is further ahead on the project than Schoharie. There is 7.4 acres in Schoharie and since we are back to the 1975 Land Use Laws, Solar Farms are not allowed. They would need to request a PDD from the Town Board or a Use Variance from the Zoning Board. Councilman Alan Tavenner asked the CAP 1 Town Assessor Steven Rubeor how he would assess that. Steve would have to do some research in other towns and counties that have Solar Farms.

Town Clerk Pamela Foland:

- a) Town Supervisor Eugene Milone received the Town Clerks September monthly report in the amount of \$265.74 dated October 1, 2014.

CAP 1 Town Assessor Steven Rubeor:

- a) Received a hard copy report for the meeting.
- b) The application for Cyclical Reassessment has been forwarded onto ORPTS Customer Relations Management team. They have given it there preliminary blessing. What would normally take a year to complete is going to try to be accomplished in six months. Steve is working closely with County Real Property.
- c) The lawsuit with the Town of Wright is done. The judge has rendered a decision finding the Town of Wright was in "error of law" and that there was "...no demonstration... of any misconduct, maladministration, (manage inefficiently or dishonestly), malfeasance (wrong doing) or malversation (Misconduct in a public office)".
- d) Town Supervisor Eugene Milone read a letter from a Village of Schoharie resident, Lisa Aegastino. She has had great dealings with Steven Rubeor and Susan Kennedy of the Town Assessor's office and wanted people to know that his door was always open; he had kind words and let her know she was appreciated and the feeling is mutual.

Highway Superintendent Daniel Weideman:

- a) Working on equipment
- b) Finished mowing
- c) Cutting Brush
- d) Getting trucks ready for winter
- e) Met with people from the Constitution Pipe Line. They will need to go under two Town Roads (Terrace Mountain Road and Smith Road) and they will

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provide a study to the Town of what will be done and release the Town of any liability. They will be foiling the Road Preservation Local Law to review.

Planning Board Chairman Jeremy Rosenthal:

- a) At the last meeting he gave the board a preliminary Sub-Division document and wanted to know if the board would be able to make a decision soon. The board wanted a little more time to review and will address at the next board meeting

Privilege of the Floor:

- **Resident Donna Sutton** - asking how assessments are done. "How can you drive by and say this is \$75k or \$85k."
- **Assessor Steven Rubeor** - He would be more than happy to stop by and take a look at his home and believes he has been there in the past and no one has been home.
- **Resident Frank Lawyer** - We are always home so I don't remember you stopping by.
- **Town Supervisor Eugene Milone** - This is not the Town's fault, this comes from the New York State and this is what we are faced with.
- **Councilman Alan Tavenner** - The reason assessments have not been done for over twenty (20) years is because previous boards did not want to spend the money to have a revalue done. Seven (7) years ago we hired Paul Atanassov to collect the data. It was near complete and Hurricane Irene and Lee got in the way and delayed the data collection.
- **Resident Frank Lawyer** - asked "how do you know how many rooms I have in my house if you have never been in my house."
- **Town Supervisor Eugene Milone** - those assessments that were low are now where they should be.
- **Councilman Richard Sherman** - one (1) of the reasons for doing a data collection was because another Town in the CAP at that time had properties not taxed properly, so we needed to move forward to be even across the board.
- **Councilman Alan Tavenner** - the Town cannot change the tax CAP, we do not collect anymore and make money because your assessment went up. Some went up and others went down or stayed the same.
- **Resident Frank Lawyer** - there are a lot of people like him on a fixed income and this will push us out.
- **Resident Dawn Johnson** - her husband tried to come up with the amount they would pay because their taxes are in escrow now. What he found was 59% of the taxes go to the School, 11% go to the Village, 4% go to the Town and 26% go to the County.
- **Town Supervisor Eugene Milone** - the Town has not had a tax increase in over twenty (20) years. The board has been very frugal with money. Dan of

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the Highway has done a good job to remain within the budget. We have stretched the rubber band as much as we can.

- **Councilman Richard Sherman** - encouraged the audience to stay later for the budget process. The board is willing to listen to anyone who can show us what we can cut.
- **Resident Frank Lawyer** - has talked to a lot of people and it is tough on seniors.
- **Councilman James Schultz** - "it is also tough on young families starting out."
- **Resident Frank Lawyer** - has been in the area for twelve (12) years and we still have no business.
- **Town Supervisor Eugene Milone** - A grocery store wants to come in, but the land available, the land owners wanted \$100K to \$125K per acre. They need about three (3) acre and these are the logs put under our feet. We need to support our local business. This is why we have a County Planning and Development Department. This is not easy and we don't want to put it on the residents.
- **Councilman Richard Sherman** - we like to see people come in and work out these issues.
- **Town Supervisor Eugene Milone** - This is why we did the tax abatements. To bring more people in and it's working.
- **Resident Tom Hotaling** - if people are not doing their job in County Planning we should get rid of them.
- **Resident Frank Lawyer** - said, "We are going to look out for the people since we picked up the gavel."

Public Workshop Discussion:

- Town Supervisor Eugene Milone opened the continuing Public Workshop on the review of the Comprehensive Plan as it works toward the adoption of new Town-wide land use laws at 7:30 p.m.
- **Allyson Phillips** (Young/Sommer LLC) – explained that the Town Board was reviewing the Comprehensive Plan and holding public workshops as part of this process so that it could receive public comments. She explained that this is the second workshop being held and could be considered a continuation of the public workshop held on September 10, 2014. She explained that comments offered at the September workshop were already in the record and did not need to be repeated. She noted that many comments had been received including comments from people who were involved in developing the plan back in 1997, that others spoke about their own personal experiences and how it relates to the plan's vision and goals for Schoharie, and that some useful information had submitted for the Town Board's review including some recent survey results provided by the Village Mayor.

Town of Schoharie

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- **Councilman Richard Sherman** – asked a series of questions regarding the survey, what it was prepared for, how it was administered, and what it had to do with the comprehensive plan.
- **Jeremy Rosenthal** (Planning Board Chairman) – explained that the survey or questionnaire was given to Village residents as part of an application for a long-term renewal grant that the Village had applied for.
- **Allyson Phillips** (Young/Sommer LLC) – noted that the survey was just one piece of information that was submitted at the Workshop; it was not solicited or administered by the Town Board and had no direct tie to the Comprehensive Plan.
- **Councilman Richard Sherman** - said that he didn't understand why it was submitted if it did not relate directly to the Comp Plan.
- **Resident Dawn Johnson** - noted that it was just ironic that the recent survey results were very similar to the survey results solicited and received when the Comprehensive Plan was being developed in 1997.
- **Resident Chris Tague** – said that he lived in the Village and had never been asked to take a survey and didn't know why the results were relevant to the Town Boards' Comprehensive Plan review.
- **Allyson Phillips** (Young/Sommer LLC)- reiterated that the survey results were only one (1) piece of information submitted during the workshop, that we had received many more comments from Town residents and that the Town Board would consider the totality of everything that had been submitted as part of its review. The Town Board could consider whether or not the responses are relevant or how much weight they should be given.
- **Resident Kenneth Kio** – stated that he went back and reviewed the Comprehensive Plan and saw that it called for greater access to public utilities like natural gas, but that nothing has been done to achieve that goal. He also said that the plan has a goal of preserving important historic sites, but 1/3 of the sites noted in the plan are now gone.
- **Allyson Phillips** (Young/Sommer LLC) - explained that the goals in the plan (promoting access to public utilities and preserving historic places) are still valid and current goals for the community meaning no amendment to the plan is needed. It may, however, cause us to review the safeguards and regulations concerning historic sites and access to public utilities when we develop and ultimately adopt a new land use law; it may be an indication that there were weaknesses in the old land use law that should be addressed.
- **Resident Kenneth Kio** – agreed that these are still valid and good goals for the community.
- **Resident Chris Tague** –presented the Town Board with a comment letter submitted on behalf of Cobleskill Stone Products. Pamela Foland and Alan Tavenner offered to read the letter, but Chris said that it didn't have to read the letter but that it should be included in the record. Letter is on file at Town Clerks Office.

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- A motion was made to close the Public Workshop on Comprehensive Plan at 8:26 p.m. This motion was made by Alan Tavenner and seconded by James Schultz and carried.

Regular Meeting Resumed –Old Business:

- a) Town Clerk Pamela Foland read a letter from Division of Homeland Security and Emergency Services regarding the \$17,780.31 monies not received yet for the Records Processing (Large Project). Also spoke with James Casey of the Department and it will be at least three months before we receive another blue book of the amendment for the funds. The P4 would need to be signed, returned and it could take another three months before the money is issued. James helped to sign the clerk up on line to be able to keep track of the process of the projects. This would also be good for Daniel Weideman of the Highway to do to keep track of his projects.

New Business:

- a) Allyson Phillips prepared a proposed local law to extend the current moratorium for an additional six month period through July 1, 2015. She explained that we are only five (5) months into the current moratorium (which is set to expire on January 1, 2015) but that the Town Board still had a lot of work to do and that it would be prudent to consider a law to extend the moratorium. She explained that the Town Board should consider starting that process now because a local law would have to be adopted to extend the moratorium which requires mandatory referrals and a public hearing. She explained that the Town Board and its consultants have been working diligently toward the ultimate goal of adopting a new land use law but the process takes time. The Town Board has already hired a professional planner, undertaken a review of the Comprehensive Plan, and received summaries of land use approvals granted over the past several years that are being reviewed. It will take time to complete this process, and then to develop and adopt a new land use law with the related SEQRA review and public hearings and referrals. The idea is that the Town Board should not feel rushed through this process and that is why an extension for an additional six (6) month period would be a good idea.
- b) A motion was made to introduce the proposed local law entitled "A Local Law to Extend the Moratorium on the Processing of Applications for, and the Issuance of any Approvals or Permits for, Certain Non-Residential Land Uses in the Town of Schoharie" and to schedule a public hearing on the proposed local law for November 12, 2014 at 7:30 pm. This motion was made by Richard Sherman and seconded by Alan Tavenner and carried.
- c) A motion was made to adopt Resolution 29-2014 (Resolution Requesting and Authorizing Town Justice to Apply for Grants to obtain funding for the Town

Town of Schoharie
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Court.) This motion was made by James Schultz and seconded by Alan Tavenner followed by a roll call vote:

| | | |
|--------------------|---------|---------------|
| 1) James Schultz | Yes | |
| 2) Eugene Milone | Yes | |
| 3) Alan Tavenner | Yes | |
| 4) Richard Sherman | Yes | |
| 5) Matthew Brisley | Excused | Motion Passed |

- d) A motion was made to authorize Town Supervisor Eugene Milone to sign the agreement with the Schoharie County Animal Shelter regarding a \$100.00 fee for dogs at the shelter. This motion was made by Alan Tavenner and seconded by Richard Sherman and carried.
- e) A motion was made to authorize Town Supervisor Eugene Milone to sign the contract between the Town of Schoharie, Town of Wright and the Scho-Wright Ambulance Services for the term of one (1) year from the date of signing by the parties. This motion was made by Alan Tavenner and seconded by Richard Sherman and carried.
- f) New York Rising will have a meeting at the Town Hall on October 9, 2014 at 10:00 a.m.
- g) Committee for Flood Mitigation will have a meeting at the Town Hall on October 9, 2014 at 3:00 p.m.

Budget Workshop:

- a) Town Supervisor gave a brief update on the tentative budget. \$6,000.00 has been put back into the Youth Commissions and we can leave the Adult Recreation at \$2,000.00.
- b) A motion was made to table the \$1,000.00 for the Code Enforcement Officer for clean ups on abandon properties. Needs more discussion. This motion was made by Richard Sherman and seconded by James Schultz and carried.
- c) A motion was made to decrease A1010.1 (Town Board Personal Services) from \$11,220.00 to \$11,000.00. This motion was made by James Schultz and seconded by Alan Tavenner and carried.
- d) A motion was made to adopt the 2015 tentative budget as the preliminary budget as amended. This motion was made by James Schultz and seconded by Alan Tavenner and carried.
- e) A motion was made to have a Public Hearing on the 2015 Preliminary Budget as amended on October 22, 2014 at 7:00 p.m. This motion was made by James Schultz and seconded by Alan Tavenner and carried.

A motion to adjourn the meeting was made at 9:57 p.m. by Richard Sherman and seconded by Alan Tavenner and carried.

Respectfully Submitted, Pamela Foland, Town Clerk

September 9, 2014

Dear Town Board Members,

Thank you so much for all the hard work you do! It is often a thankless job requiring many hours of work. But I know you are willing to serve because you love Schoharie and have a sense of community.

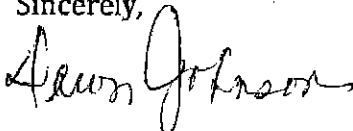
I did not move to Schoharie until 2000 so I was not here when the Comprehensive Plan was developed. But I have looked through it on several occasions. At the time it was developed the citizens of the Town and Village stated clearly their desire to preserve the rural character of the Town and to protect its scenic beauty. They cared about the economic development of commercial business in the Town but were not very keen on heavy industrial development. And they preferred well-planned and orderly development for both homes and commerce.

I have recently been going around our village and meeting new residents – and there are quite a few! They know nothing about the Comprehensive Plan nor the LUL, but they already love being a part of a community situated in a beautiful town where there is safety for their children, a quiet lifestyle that helps to reduce the stresses of life, and caring and friendly neighbors.

If the newer people coming into our Town and Village are finding peace and comfort and beauty here, then the people who worked on the 1997 Comprehensive Plan must have done a pretty good job! Thus, I believe that the Comprehensive Plan still has merit and we should rely on it for our Land Use Law until such time that we have the time and energy and money to develop a new Comprehensive Plan.

Thank you.

Sincerely,



Dawn Johnson
253 Main St.,
Schoharie, NY 12157

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SEP 10 2014
TOWN OF SCHOHARIE

law

Subject: law
From: <emily@midtel.net>
Date: 9/9/2014 9:41 AM
To: <schoharietownclerk@midtel.net>

To Planning Board,

I wish to state my full support of the Revised Land Use law. It is essential that the 1990 efforts of the Comprehensive Plan for the Village and Town be upheld with the necessary corrections making it binding and current. I applaud the efforts and hours expended by those who are working to protect Schoharie.

Emily Henry

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SEP 10 2014
TOWN OF SCHOHARIE

Public meeting

Subject: Public meeting

From: Dusty Putnam <Dusty@famfunds.com>

Date: 9/9/2014 11:40 AM

To: "John Borst (jborst@midtel.net)" <jborst@midtel.net>, "'schoharietownclerk@midtel.net'" <schoharietownclerk@midtel.net>

September 9, 2014

Town of Schoharie
c/o Schoharie Town Clerk
Main Street
Schoharie, New York 12157

Dear Sirs;

Because of a prior commitment I am unable to attend the September 10, 2014 Public Meeting. Please do not misconstrue my absence with lack of endorsement for your prolonged and fine efforts to adopt a revised Land Use Law.

As a part of the Schoharie Village Planning Board (VPB), I know how important our Land Use Laws are and how critically intertwined they are with the Comprehensive Plan many of us worked on in the 1990's. For every single project the VPB considers, the Village Land Use Law and the Comprehensive Plan is our guide for evaluating and determining the correctness and fit of any project with the desires of the village constituency. We now have the opportunity to adopt a new Town Land Use Law that also reflects the way the village has stated it wants to grow.

I urge you to adopt the new Land Use Law that prohibits mining expansion. I also commend your on-going efforts to protect your community from unwanted mining expansion. Your efforts have been mighty and you are to be commended for nine years of commitment to your town and village.

Stay strong!

Sincerely,

Dusty Putnam

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SEP 10 2014

TOWN OF SCHOHARIE

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Pam Foland: I ask that you please read this and enter it into the minutes at Wednesday's Town Council Meeting.

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SEP 08 2014

TOWN OF SCHOHARIE

TO THE TOWN COUNCIL:

After the flood, it took my wife and me a few months to comprehend why anyone in his right mind would ever remain here. Three years later, we're reminded daily in a variety of ways why we stayed.

We bought the only home we've ever owned in Schoharie 36 years ago because of its beauty. My wife is a professional artist. The charming little village and landscape beyond it won her over at first sight. Locals who share an appreciation for those aesthetics are many. Most of us who have chosen Schoharie as the place we call "home" have not done so because we wish to exploit it, then move on. Nor are we here because it is a convenient location for us. We're drawn to its environmental plusses.

When those were threatened nearly a decade ago by Cobleskill Stone's callous wish to expand its already inappropriately invasive operation even deeper along the ridge of our village, Schoharie residents responded in unprecedented numbers to say a resounding "no" to that initiative. In a comment that would signal his strategy to have his way with the further extraction of our landscape, CSP owner Emil Galasso told me personally: "I can afford this [court battle]. The Town cannot." It has all along been his intention to bankrupt our town to get his way.

To the Town Council's credit, that has not happened. They -- and the community that elected them -- have stood strong for principle. It is critical that they have done so. Our county is currently beset by any number of large outside corporations that believe that their right to profit trumps any community's rights of self-governance. They view democracy and consensus-reached zoning laws as "mob rule" (their words, not mine).

Sometimes people have no other choice but to defend themselves. Schoharie's fight to protect its community from further quarry expansion isn't one any of us would wish for, but it is a battle we must fight.

Town resources have been stretched predictably thin in this effort. Cobleskill Stone likely thought the flood would spell the collapse of Schoharie's effective opposition to its will. It didn't. We believe that good governance does the right thing in the face of hard pressure to do otherwise. We've come too far over too long a time, to surrender respect for our laws to those with no regard for them or our community's welfare. I salute the Town Council for understanding that, and will do whatever we and our neighbors can do to help ease any flack that falls its way for doing the right thing and continuing the fight.

It is precisely the Town Council's backbone that reminds us daily why it was possible to rebuild and recapture what we love about living where we do, because there are people in our local government who are working to look out for our beloved town, and who will never sell out. Thank you, with all our hearts, for that.

Most sincerely



Tom Smith & Elizabeth Appgar-Smith

246 Main Street, Schoharie

September 8, 2014

Subject: Land Use Law Public Meeting
From: "Anne Hendrix" <ahendrix@nycap.rr.com>
Date: 9/9/2014 4:08 PM
To: <schohariatownclerk@midtel.net>

Dear Pam,

I am unable to attend the meeting tomorrow night for more than a couple of minutes – so am submitting my opinion via email to be shared with the Supervisor and Town Council.

Thank you,

Anne

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SEP 09 2014

TOWN OF SCHOHARIE

RE: Land Use Law Public Meeting

I was part of the development of the 2005 Land Use Law work group and still feel it was well thought out and necessary. We were a diverse group and all had the future of Schoharie foremost in our minds. While not against development of Schoharie we kept in mind our residents, our history and our future.

I have two other commitments (DAR and Schoharie Central Open House) Wednesday night, but will try to make a quick appearance showing my unwavering support against mine expansion. I attended all the meetings when the expansion was proposed, indeed Les and I were 2 of 5 folks to visited the Cobleskill Mine and listen to all the explanations – they just did not add up to us, and still don't to me.

I am unable to find Lester's notes RE: Expansion but I remember he was particularly concerned about what blasting would to the Court House, Palatine House

(both listed historic sites) as well as the Lutheran Cemetery and Lasell Park .

Land Use Law Public Meeting

Thank you.

Anne W. Hendrix

COPY

Land Use Law

Subject: Land Use Law

From: Linda Godoy <lindagodoy@me.com>

Date: 9/10/2014 10:06 PM

To: schoharietownclerk@midtel.net

To Whom It May Concern:

Because of work constraints, I was unable to get home on time to attend the meeting tonight. As a resident of Schoharie, I wish to go on record as being in support of the Town Board's efforts in regard to revising the Land Use Law. Now, more than ever, the town needs the support of the board in this matter. Following the devastation of hurricane Irene, we need to closely examine the outdated laws governing mining or any other practice that offers negative environmental impact resulting in further devastation of the town.

Thank you for considering my concerns.

Sincerely,

Linda Godoy
239 Main Street
Schoharie, NY 12157

(PO Box 27)

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SEP 10 2014

TOWN OF SCHOHARIE

*Red Fan
Maya Borst*

Schoharie Village LTCR Strategy



1. Please rate the importance of the following needs in Schoharie

| | Very Important | Somewhat Important | Not Important | No Opinion | Rating Count |
|--|----------------|--------------------|---------------|------------|--------------|
| Housing rehabilitation | 87.3% (69) | 12.7% (10) | 0.0% (0) | 0.0% (0) | 79 |
| Business development | 91.4% (74) | 8.6% (7) | 0.0% (0) | 0.0% (0) | 81 |
| Aesthetic Improvements on Main Street | 53.2% (42) | 43.0% (34) | 2.5% (2) | 1.3% (1) | 79 |
| Additional funding opportunities | 75.9% (60) | 17.7% (14) | 1.3% (1) | 5.1% (4) | 79 |
| Additional community events | 42.3% (33) | 48.7% (38) | 7.7% (6) | 1.3% (1) | 78 |
| More coordination among groups working in the Village | 52.6% (41) | 41.0% (32) | 2.6% (2) | 3.8% (3) | 78 |
| Development of more positive attitudes about our future | 62.8% (49) | 30.8% (24) | 3.8% (3) | 2.6% (2) | 78 |
| Support the efforts of existing community organizations (e.g., SALT, Schoharie Recovery, Help Us Grow Schoharie, etc.) | 86.1% (68) | 12.7% (10) | 0.0% (0) | 1.3% (1) | 79 |
| Other (please specify) | | | | | 12 |
| answered question | | | | | 81 |
| skipped question | | | | | 0 |

2. How important are the following for attracting new businesses to the Village?

| | Very Important | Somewhat Important | Not Important | No Opinion | Rating Count |
|---|----------------|--------------------|---------------|------------|--------------|
| Staff or programs to assist local businesses with planning, training, funding | 45.5% (30) | 48.5% (32) | 3.0% (2) | 3.0% (2) | 66 |
| Marketing to entrepreneurs to bring more business to the Village | 75.0% (51) | 22.1% (15) | 2.9% (2) | 0.0% (0) | 68 |
| Main Street building façade and street improvements | 52.9% (36) | 45.6% (31) | 1.5% (1) | 0.0% (0) | 68 |
| Street and sidewalk improvements to extend lights, flowers, sidewalks, etc. to the post office area | 34.3% (24) | 48.6% (34) | 17.1% (12) | 0.0% (0) | 70 |
| Incentives to attract businesses such as with low rents, tax breaks, etc. | 67.2% (45) | 23.9% (16) | 9.0% (6) | 0.0% (0) | 67 |
| Attract more residents to the Village | 73.5% (50) | 20.6% (14) | 5.9% (4) | 0.0% (0) | 68 |
| Programs to encourage residents to support local businesses | 56.7% (38) | 38.8% (26) | 4.5% (3) | 0.0% (0) | 67 |
| Additional parking for Main Street | 35.8% (24) | 43.3% (29) | 20.9% (14) | 0.0% (0) | 67 |
| Coordination among existing businesses | 46.3% (31) | 44.8% (30) | 6.0% (4) | 3.0% (2) | 67 |
| Rehabilitation and maintenance of vacant properties | 81.2% (56) | 17.4% (12) | 1.4% (1) | 0.0% (0) | 69 |
| Developing a marketing and branding strategy for the Village | 50.7% (34) | 37.3% (25) | 9.0% (6) | 3.0% (2) | 67 |
| Other (please specify) | | | | | 8 |
| answered question | | | | | 70 |
| skipped question | | | | | 11 |

3. What types of businesses are needed in Schoharie? Please rate the following:

| | Very Important | Somewhat Important | Not Important | No Opinion | Rating Count |
|---------------------------------------|----------------|--------------------|---------------|------------|--------------|
| Grocery store | 85.1% (63) | 14.9% (11) | 0.0% (0) | 0.0% (0) | 74 |
| Laundromat | 51.4% (37) | 37.5% (27) | 9.7% (7) | 1.4% (1) | 72 |
| Restaurant | 42.3% (30) | 46.5% (33) | 9.9% (7) | 1.4% (1) | 71 |
| Cafe/coffee shop | 31.4% (22) | 48.6% (34) | 17.1% (12) | 2.9% (2) | 70 |
| Professional services | 29.0% (20) | 58.0% (40) | 11.6% (8) | 1.4% (1) | 69 |
| Light industry | 29.0% (20) | 52.2% (36) | 17.4% (12) | 1.4% (1) | 69 |
| Antiques, gift, and consignment shops | 30.0% (21) | 42.9% (30) | 20.0% (14) | 7.1% (5) | 70 |
| Lodging | 29.6% (21) | 57.7% (41) | 9.9% (7) | 2.8% (2) | 71 |
| Recreation oriented businesses | 36.1% (26) | 45.8% (33) | 12.5% (9) | 5.6% (4) | 72 |
| Other (please specify) | | | | | 13 |
| answered question | | | | | 74 |
| skipped question | | | | | 7 |





4. How do you rate the current appearance of Main Street?

| | Response Percent | Response Count |
|-------------------|---------------------|-------------------|
| Excellent | 0.0% | 0 |
| Good | 47.9% | 35 |
| Fair | 42.5% | 31 |
| Poor | 9.6% | 7 |
| No Opinion | 0.0% | 0 |
| answered question | | 73 |
| skipped question | | 8 |

5. What things could improve the appearance of Main Street?

| | Response Percent | Response Count |
|--|------------------|----------------|
| Different banners from the light poles | 22.9% | 16 |
| More flowers and trees | 51.4% | 36 |
| Benches | 51.4% | 36 |
| Signage for businesses that have common themes or designs | 40.0% | 28 |
| Improved parking | 44.3% | 31 |
| Under-grounding of overhead wires | 35.7% | 25 |
| Extending Main Street improvements like period lighting, banners, and flowers north to the Blue Star/Grandpa Georges/ Post Office area | 58.6% | 41 |
| Other (please specify) | | 22 |
| answered question | | 70 |
| skipped question | | 11 |

6. How would you rate the quality of recreational opportunities in the Village?

| | Response Percent | Response Count |
|--|---------------------|-------------------|
| Excellent | 0.0% | 0 |
| Good  | 8.2% | 6 |
| Fair  | 46.6% | 34 |
| Poor  | 41.1% | 30 |
| No Opinion  | 4.1% | 3 |
| answered question | | 73 |
| skipped question | | 8 |






7. How important is it to maintain or create the following park and recreation opportunities?

| | Very Important | Somewhat Important | Not Important | No Opinion | Rating Count |
|---|----------------|--------------------|---------------|------------|--------------|
| Improving existing parks | 45.7% (32) | 48.6% (34) | 2.9% (2) | 2.9% (2) | 70 |
| Adding a 'walking trail' with benches and signage indicating distances walked | 50.0% (36) | 40.3% (29) | 9.7% (7) | 0.0% (0) | 72 |
| Additional places for playground, picnic, basketball and tennis | 52.2% (36) | 39.1% (27) | 7.2% (5) | 1.4% (1) | 69 |
| Access to the Schoharie Creek | 57.1% (40) | 31.4% (22) | 10.0% (7) | 1.4% (1) | 70 |
| Trails that link the Village to the Schoharie Creek | 52.2% (36) | 30.4% (21) | 15.9% (11) | 1.4% (1) | 69 |
| Bike path along the Schoharie Creek | 55.7% (39) | 30.0% (21) | 12.9% (9) | 1.4% (1) | 70 |
| Small pocket parks where FEMA buyout lands exist | 47.9% (34) | 42.3% (30) | 7.0% (5) | 2.8% (2) | 71 |
| Other (please specify) | | | | | 16 |
| answered question | | | | | 73 |
| skipped question | | | | | 8 |

8. Please answer the following about parking on, or for Main Street:

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree | Rating Count |
|---|----------------|------------|------------|------------|-------------------|--------------|
| Parking is difficult on Main Street | 18.3% (13) | 22.5% (16) | 21.1% (15) | 35.2% (25) | 2.8% (2) | 71 |
| Parking meters and/or time restrictions should be used to increase turnover along Main Street | 11.3% (8) | 2.8% (2) | 18.3% (13) | 49.3% (35) | 18.3% (13) | 71 |
| Improvements (e.g., resurfacing, landscaping, and lighting) to the lot behind the buildings on the west side of Main Street are necessary | 38.0% (27) | 38.0% (27) | 15.5% (11) | 7.0% (5) | 1.4% (1) | 71 |
| The location of parking areas should be identified with common signage | 38.6% (27) | 47.1% (33) | 11.4% (8) | 2.9% (2) | 0.0% (0) | 70 |
| answered question | | | | | | 72 |
| skipped question | | | | | | 9 |

9. How would you rate the quality of sidewalks in the Village?

| | Response Percent | Response Count |
|--|------------------|----------------|
| Excellent  | 2.8% | 2 |
| Good  | 51.4% | 37 |
| Fair  | 40.3% | 29 |
| Poor  | 4.2% | 3 |
| No Opinion  | 1.4% | 1 |
| answered question | | 72 |
| skipped question | | 9 |

10. If you know of any specific places where sidewalk improvements are need, please describe them here:

| | Response Count |
|-------------------|----------------|
| | 20 |
| answered question | 20 |
| skipped question | 61 |

11. Have you made any modifications to your home in order to avoid future flood damages?

| | Response Percent | Response Count |
|----------------------|------------------|----------------|
| No | 67.2% | 43 |
| Yes (please specify) | 32.8% | 21 |
| answered question | | 64 |
| skipped question | | 17 |

12. How important are the following ways to mitigate the impact of any future flood events in the Village of Schoharie?

| | Very Important | Somewhat Important | Not Important | No Opinion | Rating Count |
|---|----------------|--------------------|---------------|------------|--------------|
| Participating in FEMA programs to lower flood insurance premiums Village-wide | 73.9% (51) | 17.4% (12) | 4.3% (3) | 4.3% (3) | 69 |
| Creating a centralized community storehouse of commonly-needed items | 23.2% (16) | 55.1% (38) | 18.8% (13) | 2.9% (2) | 69 |
| Helping provide assistance for individuals with special needs during emergencies | 72.5% (50) | 26.1% (18) | 1.4% (1) | 0.0% (0) | 69 |
| Developing a local flood mitigation study to understand the specific nature of flooding in the Village and tailor mitigation strategies | 62.9% (44) | 28.6% (20) | 7.1% (5) | 1.4% (1) | 70 |
| Assisting homeowners with retrofits to reduce flood impact | 50.7% (34) | 35.8% (24) | 7.5% (5) | 6.0% (4) | 67 |
| Elevating structures in flood-prone areas | 46.2% (30) | 36.9% (24) | 10.8% (7) | 6.2% (4) | 65 |
| Elevating utilities in flood-prone areas | 64.7% (44) | 26.5% (18) | 4.4% (3) | 4.4% (3) | 68 |
| Strengthening and/or expanding the buyout program | 25.4% (17) | 37.3% (25) | 23.9% (16) | 13.4% (9) | 67 |
| Relocating out of the floodplain | 24.2% (16) | 33.3% (22) | 22.7% (15) | 19.7% (13) | 66 |
| Acquiring vulnerable properties to be maintained as open space | 25.0% (17) | 41.2% (28) | 25.0% (17) | 8.8% (6) | 68 |
| Modifying land use codes to limit future development in the floodplain | 39.7% (27) | 32.4% (22) | 19.1% (13) | 8.8% (6) | 68 |
| Increasing education and outreach efforts regarding flood hazards, flood hazard mitigation, and flood insurance | 49.3% (34) | 44.9% (31) | 1.4% (1) | 4.3% (3) | 69 |
| Reducing impervious surfaces | 31.3% (20) | 37.5% (24) | 10.9% (7) | 20.3% (13) | 64 |

| | | | | | |
|---------------------------|------------|------------|------------|-----------|----|
| Under-grounding utilities | 23.1% (15) | 46.2% (30) | 18.5% (12) | 12.3% (8) | 65 |
|---------------------------|------------|------------|------------|-----------|----|

| | |
|------------------------|----|
| Other (please specify) | 14 |
|------------------------|----|

| | |
|-------------------|----|
| answered question | 71 |
|-------------------|----|

| | |
|------------------|----|
| skipped question | 10 |
|------------------|----|

13. Describe what you hope and desire the future of the Village of Schoharie will be like:
You can use three words, three phrases, or complete sentences; whatever method is easiest for you. Our goal is to combine the responses to this question into an overall Vision Statement for the Village.

| |
|----------------|
| Response Count |
|----------------|

| |
|----|
| 52 |
|----|

| | |
|-------------------|----|
| answered question | 52 |
|-------------------|----|

| | |
|------------------|----|
| skipped question | 29 |
|------------------|----|

14. Are you a resident of the Village?

| | |
|------------------|----------------|
| Response Percent | Response Count |
|------------------|----------------|

| | | |
|-----|-------|----|
| Yes | 76.4% | 55 |
|-----|-------|----|

| | | |
|----|-------|----|
| No | 23.6% | 17 |
|----|-------|----|

| | |
|-------------------|----|
| answered question | 72 |
|-------------------|----|

| | |
|------------------|---|
| skipped question | 9 |
|------------------|---|

15. Were you displaced by flooding?

| | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Yes | 55.6% | 40 |
| No | 44.4% | 32 |
| answered question | | 72 |
| skipped question | | 9 |

16. How long have you have been a resident of the Village?

| | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Less than 1 year | 6.7% | 4 |
| 1 to 5 years | 15.0% | 9 |
| 6 to 10 years | 10.0% | 6 |
| 11 to 20 years | 18.3% | 11 |
| 21 or more years | 50.0% | 30 |
| answered question | | 60 |
| skipped question | | 21 |

17. Thank you for taking the time to complete this survey. Your input is extremely important to the Long Term Community Recovery Strategy. Once you click the "Done" or "Submit" button, your survey response will be submitted. However, if you have additional comments, please list them here.

| | Response Count |
|--------------------------|----------------|
| | 23 |
| answered question | 23 |
| skipped question | 58 |

Page 2, Q1. Please rate the importance of the following needs in Schoharie

- | | | |
|----|--|-----------------------|
| 1 | SPA is a wonderful asset to Schoharie and it provides great entertainment and brings in a great deal of revenue via participants and spectators | Jul 3, 2013 5:36 PM |
| 2 | support local businesses | Jul 3, 2013 5:09 PM |
| 3 | demolish or rehabilitate neglected or vacant properties. establish a community center. | Jun 24, 2013 9:19 PM |
| 4 | Historical areas need to be promoted, development of outdoor rec activities, ie bike paths, cross country trails: interests for younger adults, improvement of school in all related educational areas as well as PR for it as well as village | Jun 21, 2013 7:17 AM |
| 5 | Flood mitigation plans and protection against future catastrophic events caused by drawing down water from the reservoir. Replacement or removal of old earthen Gilboa dam. It is a disaster just waiting to happen. | Jun 16, 2013 9:52 PM |
| 6 | Housing, especially housing supported through public funding, should focus on bringing new, young families into the community. Young families that can energize our school district and provide volunteers for needed services such as fire and ambulance. | Jun 14, 2013 9:45 AM |
| 7 | Frustrating to see homes that were purchased for very little money from outside investors are just sitting undone OR being rented by sloppy people. Our village life is changing to rentals instead of home ownership and that in itself has problems. Plus the curbside appeal is being lost; and instead junk yards are being tolerated. It would be nice to see some monetary relief to those who vested in the village right away and did not get assistance. Giving to those who are doing it right...positive relief instead of giving to those who just are looking for a good investment with cheap fix-ups and turn into rentals. I know it is important to get these homes back up and running but it has to be done right or we will lose the valuable neighbors who have defined this village for the past 50 years. | Jun 14, 2013 9:22 AM |
| 8 | We need to increase our tourism to a higher level than before. Not with large amusement parks but family oriented restful, highly educational places where families love to come back to each year. Maybe farms for families to come and stay. We need to keep Schoharie beautiful and keep its historic value and not become that "five and ten store" that many other towns became in the past which led to their decay. As you can see in other counties it costs too much to go back and restore a fallen community. Lets take pride in our Town and build it to be more plentiful of good times and sweet smells! | Jun 14, 2013 7:22 AM |
| 9 | A Grocery Store is vital to any viable community. | Jun 13, 2013 10:54 PM |
| 10 | New housing opportunities outside flood plain. WI FI centric downtown. | Jun 6, 2013 1:52 PM |
| 11 | In addition to business development (assuming future business), I would say business support (for existing business owners). There are good ways to run a business, and not so good ways. I wonder if our current business owners truly understand this. Maybe, if offered, they'd be interested in learning more through after-hours training opportunities. | Jun 5, 2013 11:09 AM |
| 12 | Taking care of the vacant and deteriorating homes in the Village is extremely important. As well as filling the vacant store fronts. | Jun 3, 2013 10:41 PM |

Flood Story

Page 3, Q2. How important are the following for attracting new businesses to the Village?

- 1 Do something with the old Great American building and parking lot. Gives a seedy and run down impression entering Schoharie from the south end Jul 3, 2013 5:37 PM
- 2 Taxes generally are one of the biggest business issues among others Jul 3, 2013 5:11 PM
- 3 all public events need to be heavily advertised and grand production is needed to attract out of town traffic. Jun 24, 2013 9:35 PM
- 4 The end of downtown Main Street of Schoharie was long before the flood — it occurred when the Post Office moved....bring those people that visit the post office each day to downtown Main Street...might have a chance...perhaps it would be a start Jun 24, 2013 7:14 PM
- 5 Tax breaks should be given to homeowners who came back at great expense to themselves and their families and NOT just to those taking advantage of others' misfortunes to make a profit. Jun 16, 2013 10:01 PM
- 6 Remember to keep it clean and free from drug dealers and those that have no respect for our town! Jun 14, 2013 7:26 AM
- 7 boutique businesses downtown factory outlet business out at Business park Jun 6, 2013 2:00 PM
- 8 Marketing and branding strategy is already covered by so many groups (HUGS, Schoharie Valley Association, County Tourism, Schoharie Promo) therefor no more development is needed in this area. Supporting the new business owners that do not have business experience in the form of education and training is vitally important. I don't feel that extending the Main St.sidewalks, etc. would make any positive difference. Need to utilize the space already available before over extending. Jun 3, 2013 10:52 PM

Page 3, Q3. What types of businesses are needed in Schoharie? Please rate the following:

- | | | |
|----|--|----------------------|
| 1 | Any business mostly it is a matter of being supported | Jul 3, 2013 5:11 PM |
| 2 | Light industry or professional services that would provide middle income or better jobs | Jul 2, 2013 3:05 PM |
| 3 | establish a port or boat launch for canoeing and fishing use of the creek.. promote the creek as a recreation experience, world class fishing etc. to bring out of town sportsmen and outdoor enthusiasts. sporting goods store, needs a canoe out front. capitalize on hiking and trails of the area, parks. Establish an arts scene.. contemporary art galleries and antique dealers.. promote contemporary shopping and chic boutiques. shopping for young hipsters as well, clothing.. vintage records store etc.. wine or beer tasting venue (s)... | Jun 24, 2013 9:35 PM |
| 4 | gym, youth focused activity, music related venues, outdoorsmen stores, | Jun 24, 2013 8:03 PM |
| 5 | Goes without saying...any business brought in and that can survive is a plus | Jun 24, 2013 7:14 PM |
| 6 | Grocery store and Laundromat are essential to ensure the proposed senior housing is successful. | Jun 14, 2013 9:47 PM |
| 7 | We need to accent the natural beauty of this valley. Take advantage of the national known Schoharie Creek and start using it for outdoor enthusiasts. Having packages for fly fishing, canoeing, kayaking, biking, hiking...should all be packaged together with lodging, transportation, and farm fresh foods!!!! | Jun 14, 2013 9:30 AM |
| 8 | Educational museum | Jun 14, 2013 7:26 AM |
| 9 | A youth center would be ideal for the community. | Jun 13, 2013 5:09 PM |
| 10 | Tech upstart incubator businesses | Jun 6, 2013 2:00 PM |
| 11 | clothing store real hardware store real pharmacy | Jun 6, 2013 5:49 AM |
| 12 | My family doesn't eat out much, so while I value more food-type shops to come into the Village to help with the tax-base, I can't guarantee that I would support them much. Has anyone looked into marketing the Great American lot to the Tops food market chain? There was an interesting article recently about this chain in either the Times Union or the Gazette. | Jun 5, 2013 11:16 AM |
| 13 | A large employer like a grocery store is incredibly important. Also light industry tends to be larger employers. Having a business park near I-88 would be a great asset for the Village. | Jun 3, 2013 10:52 PM |

Page 3, Q5. What things could improve the appearance of Main Street?

| | | |
|----|--|-----------------------|
| 1 | Trim on buildings painted | Jul 3, 2013 5:41 PM |
| 2 | Use the American Legion vacant space. It is ideal for more parking | Jul 3, 2013 5:37 PM |
| 3 | Store fronts with active businesses | Jul 3, 2013 5:22 PM |
| 4 | Upgrade the look of the major buildings like the Parrott House (needs paint and fix the porch), the old Throop store, etc | Jun 26, 2013 9:08 AM |
| 5 | general clean up and updating. sidewalks need to be clean of leaves and debris at all times, no chipping paint or dingy unkempt store fronts. no empty store fronts. | Jun 24, 2013 9:35 PM |
| 6 | Let's start with getting businesses in. The appearance can follow | Jun 24, 2013 7:14 PM |
| 7 | It's important that whatever structure that is restored or built new as far as buildings is conducive to what historic Main Street Schoharie has been in the past. Adding a vinyl sided, rectangular, senior low-income development is not fitting with the over-all plan. We need vibrant and young community members to moving into the village and this project will have the opposite affect not to mention not fitting in aesthetics of the town. It's in the wrong location if it was going to be built at all and seniors need access to pharmacies which they will need to drive to which is yet another reason to not build it where it's proposed. | Jun 24, 2013 11:29 AM |
| 8 | Absolutely do something with all the wires/poles other stuff going along Main Street, or over. Underground would be great | Jun 21, 2013 7:21 AM |
| 9 | New Hardware store and Hive BIG PLUS | Jun 17, 2013 1:46 PM |
| 10 | Clean up and reopen businesses. | Jun 16, 2013 10:01 PM |
| 11 | A clean well preserved community with engaging store fronts. | Jun 14, 2013 9:47 PM |
| 12 | Diverting truck traffic off Main St. | Jun 14, 2013 11:26 AM |
| 13 | Removal of abandoned buildings such as the one next to the pharmacy. Perhaps that's already in the works? | Jun 14, 2013 9:40 AM |
| 14 | I don't think it's the appearance that's a problem, it's what is being offered. There is no reason we are not more busy with tourism. Travelers are going through here...we need for them to stop. Again, packages for outdoor adventures, antiques, historical. We got it covered...just need to package things together and then promote it to tour companies. Buses used to stop here and eat at the Parrot House 20 some years ago. The Parrot House should be a Red Lion Inn. This is the most beautiful valley in the East! Let's grow on that!!!! Behind the business parking lot should be Paved, lighting, and green space. | Jun 14, 2013 9:30 AM |
| 15 | Have outdoor seating at restaurants in town. | Jun 14, 2013 4:11 AM |
| 16 | Some buildings on Main St could use a facelift. | Jun 13, 2013 5:09 PM |
| 17 | Encouraging business owners to sweep and clean sidewalk areas in front of their stores (and maybe their neighbors' too) and otherwise take a little pride in their appearance. Limited outside seating. Wash the windows. | Jun 12, 2013 4:35 PM |

Page 3, Q5. What things could improve the appearance of Main Street?

- | | | |
|----|--|----------------------|
| 18 | Just keep it clean, clean up the outside of vacant stores, keep sidewalks clear. | Jun 12, 2013 8:22 AM |
| 19 | The elimination of dirty silt sand salting of roads in winter and the requirement of truck washing from the extraction businesses. | Jun 6, 2013 2:00 PM |
| 20 | Extend Main Street South as well to Bridge Street... (include the Apgar Smith gallery and Library and church) couple with new sidewalk projects to encourage more foot traffic throughout village. | Jun 6, 2013 6:56 AM |
| 21 | I think Main is looking good these days. Even having the vacant storefront windows clean is an improvement and motivator for me to bike downtown. | Jun 5, 2013 11:16 AM |
| 22 | Benches would encourage loitering and cigarette smoking which would therefore create an unwelcoming appearance. What is necessary is to enforce the zoning laws for signs (currently many businesses not following) and creating a unified look. Again, extending Main St. is not going to be productive at this time as we need to fix the issues on the current Main St. first. To improve the appearance of Main St. the focus needs to be on the vacant buildings, the shops boarded up and the Parrot House which is a gigantic building in ruin. There are too many people loitering the outside of the Parrot House and it looks really uninviting. | Jun 3, 2013 10:52 PM |

Page 4, Q7. How important is it to maintain or create the following park and recreation opportunities?

| | | |
|----|---|-----------------------|
| 1 | Upgrade Fox Creek - many families use this all summer. Needs a pavilion and some landscaping. Maybe a hiking trail could be added beginning or ending at fox creek. | Jul 3, 2013 5:39 PM |
| 2 | Swimming hole at Fox Creek Park | Jul 2, 2013 3:07 PM |
| 3 | capitalize on the creek.. | Jun 24, 2013 9:39 PM |
| 4 | Not sure what pocket parks are | Jun 24, 2013 7:16 PM |
| 5 | Signage of mileage for walkers/bikers along trail, and not necessary for along creek since that floods on a regular basis. | Jun 21, 2013 7:24 AM |
| 6 | Tear down abandond buildings where they have been sold and left by new owners to rot, these places have bats and racoons and other rodents as well as plants growing out of them | Jun 17, 2013 1:49 PM |
| 7 | Why not take advantage of historical landmarks and create a walking tour with these in mind? | Jun 16, 2013 10:05 PM |
| 8 | Hopefully the former firehouse property will become a green space | Jun 16, 2013 3:48 PM |
| 9 | Bike/hike trail near the creek would be great. Access for kayaks/canoes to the creek is greatly needed. | Jun 14, 2013 9:51 PM |
| 10 | I think a bike path is definitely needed. | Jun 14, 2013 9:42 AM |
| 11 | Be careful not to entice teens to areas where drugs, drinking and criminal activity can be an easy past time! | Jun 14, 2013 7:29 AM |
| 12 | A bike walking trail would be a great improvement and would bring more people to the village. There are also a great number of amateur and professional cyclist that ride in Schoharie County so marketing different cycling routes or to professional organizations to encourage bringing cycling events to county. | Jun 14, 2013 4:18 AM |
| 13 | playground at the little league field would be great. | Jun 13, 2013 4:54 PM |
| 14 | If we are dreaming an indoor pool at the High School | Jun 6, 2013 2:02 PM |
| 15 | Before creating small pocket parks, I'd look at how often Lasell and Fox parks get used/reserved. Will small pocket parks not be used and just cost more to maintain. Myabe these existing parks need to be better marketed? Fox Creek pavillion should go back up. I personally like grabbing a pizza or subs and going to the DAR lawn for dinner with the family. Having marked/maintained bike trails might be interesting. | Jun 5, 2013 11:21 AM |
| 16 | A bike path along the creek would be outstanding and I think a big draw. This would also create creek access. Small pocket parks where FEMA buyout lands exist would be equally important. | Jun 3, 2013 10:56 PM |

Page 4, Q10. If you know of any specific places where sidewalk improvements are need, please describe them here:

| | | |
|----|--|-----------------------|
| 1 | west of Guernseys, south of bridge street, in front of mobil, | Jul 3, 2013 5:31 PM |
| 2 | No | Jul 3, 2013 5:26 PM |
| 3 | low spot 419 Main St. freezes in winter | Jul 3, 2013 5:12 PM |
| 4 | Bridge St. from Guernsey's nursery to Schoharie Creek Bridge, sidewalk on Main St. opposite school is exposed (scary to walk beside truck traffic) and its outslope (drainage angle) is too steep | Jul 3, 2013 5:04 PM |
| 5 | Bridge Street, nursery west | Jun 26, 2013 2:01 PM |
| 6 | Bridge Street | Jun 26, 2013 9:10 AM |
| 7 | sidewalks need to be clean of debris at all times.. especially weekends or during an event. | Jun 24, 2013 9:39 PM |
| 8 | I find the slope of the sidewalk, and the fact that it varies, makes walking "tricky" especially in wet or icy weather. I realize drainage is a factor, but it makes walking along the business district difficult, especially for those with mobility issues. | Jun 19, 2013 3:42 PM |
| 9 | in front of the school on opposite side uneven and tilted | Jun 17, 2013 1:49 PM |
| 10 | A traffic light by post office - could be a yellow caution light. | Jun 16, 2013 10:05 PM |
| 11 | FREE parking but Time restrictions on parking. (2 hour parking or even 3 hour). | Jun 14, 2013 9:33 AM |
| 12 | Bridge street Sidewalks should also be extended up to post office area | Jun 14, 2013 4:18 AM |
| 13 | Bridge Street; Hilgert Pkwy; Spring St.; | Jun 13, 2013 9:08 PM |
| 14 | To stretch the whole length of Bridge Street to orchard street. It ends and gets rough after guernsey Nursery | Jun 12, 2013 2:23 PM |
| 15 | I like the idea of extending the sidewalk from the post office to the ice cream/dinner | Jun 12, 2013 8:23 AM |
| 16 | extentions up north main and bridge streets | Jun 6, 2013 2:02 PM |
| 17 | More of it needed down Fair, Orchard, and up and down Bridge (to the Creek and up to Main)! Large cracks and gaps on Grand Street, abrupt ending on Fair Street and Bridge... | Jun 6, 2013 6:59 AM |
| 18 | North Main Street to Fort Road | Jun 5, 2013 1:32 PM |
| 19 | Grand street, bridge street, main street starting at NBT bank going toward bridge street. | Jun 4, 2013 8:57 AM |
| 20 | Re: parking- I've never had an issue parking on Main St. | Jun 3, 2013 10:56 PM |

Page 5, Q11. Have you made any modifications to your home in order to avoid future flood damages?

| | | |
|----|--|----------------------|
| 1 | poured basement wall | Jul 4, 2013 9:21 AM |
| 2 | electric service moved to first floor | Jul 3, 2013 5:23 PM |
| 3 | Empty basement | Jul 3, 2013 5:13 PM |
| 4 | Relocated water heater and electric service panel from basement to ground floor | Jul 3, 2013 5:06 PM |
| 5 | Built a berm and drainage ditch | Jul 2, 2013 3:10 PM |
| 6 | moved laundry and electrical box out of basement to first floor. Put boiler and Hot water heater up on blocks as high as we could. Installed water powered back up sump pump system. We wanted to elevate, but were denied grant funding. | Jul 2, 2013 11:42 AM |
| 7 | rebuilt | Jun 26, 2013 2:03 PM |
| 8 | Raised the level of the first floor to 2 ft above the 100 yr mark | Jun 26, 2013 9:14 AM |
| 9 | We sold our home and moved just outside the village. | Jun 25, 2013 5:44 PM |
| 10 | Nothing in the basement - heat source and water heater on first floor | Jun 25, 2013 9:00 AM |
| 11 | Not affected by flooding, except in basement, and we have perimeter drains, and a sump that drains by gravity. | Jun 19, 2013 3:45 PM |
| 12 | Heightened footers of foundation. Increased pulps in basement. | Jun 17, 2013 1:49 PM |
| 13 | Put in underground electrical wire, closed cell foam insulation, plastic trim throughout first floor, PVC decking for porches, moved water heaters to first floor, heating appliances (gas stoves) are now on first floor, soap stone counter tops, leaving basement mostly empty | Jun 16, 2013 4:03 PM |
| 14 | Before our inside renovations were done, we were able to see in one corner where the Lasell Park springs were hitting the eastern-most corner of our house, so we had drainage pipe installed along both the southern and eastern sides of the house to carry that water away from the foundation. | Jun 15, 2013 2:59 PM |
| 15 | Poured wall, no basement door. Higher land around foundation. | Jun 14, 2013 9:36 AM |
| 16 | Personally not in flood zone but prepared property to take water away from home with more drainage. Convinced after many higher places flooded that no one can ever be exempt I also took advantage if a one time only flood insurance for those not in flood zones. | Jun 14, 2013 7:37 AM |
| 17 | Installed drain around basement | Jun 13, 2013 9:31 PM |
| 18 | buried drainage pipe w/stones around house; updated sump pump | Jun 13, 2013 9:11 PM |
| 19 | created a ditch and hill to redirect flow of jumped creek. House is 500 year - not 100 year. | Jun 13, 2013 4:56 PM |
| 20 | raised utilities to mid way up first floor | Jun 6, 2013 2:08 PM |

Page 5, Q11. Have you made any modifications to your home in order to avoid future flood damages?

21 Converted heating system and moved to the first floor, electrical panel was also Jun 6, 2013 7:03 AM
moved to the first floor.

Page 5, Q12. How important are the following ways to mitigate the impact of any future flood events in the Village of Schoharie?

| | | |
|----|--|-----------------------|
| 1 | clear or dredge culverts, ditches, brooks that drain to Schoharie Creek | Jul 3, 2013 5:06 PM |
| 2 | Anything that you can do to assist homeowners lessen future flood damage to their homes the better. I would say education with regards to FEMA flood insurance and assistance with paying for the insurance will get you the most benefit for the dollars spent. | Jul 2, 2013 11:42 AM |
| 3 | All are important. Everything financially feasible should be seriously considered | Jun 26, 2013 2:03 PM |
| 4 | We should not try to move out of the flood plain, since that is where a large part of the village is. Instead, can we not develop codes as to how to build there if desired, e.g., stilts like in the South, or raised earth etc. | Jun 26, 2013 9:14 AM |
| 5 | The fire department siren/ alarm is excessively loud and seems unnecessary in the age of cell phone communication. if the fire department has been relocated so should the siren. | Jun 24, 2013 9:43 PM |
| 6 | fix the creek so it can handle the water... taller sides and better drainage or make it deeper... this should not be an issue that we allow to happen again. it should be prevented not make changes so it can happen and we can deal with it better... that is crazy. fix the creek. | Jun 24, 2013 8:06 PM |
| 7 | Explain - more details - retrofits? Relocating what out of the flood plain? Don't think you are going to have much impact on reducing impervious surfaces unless you are God | Jun 24, 2013 7:23 PM |
| 8 | Take care of the root problem - the reservoir and old earthen dam. Stop sacrificing downstream communities for NYC water supply. | Jun 16, 2013 10:15 PM |
| 9 | I believe a local flood study has been done and is filed with the County. | Jun 14, 2013 9:36 AM |
| 10 | Build an educational building where people can understand floods and what they can do. | Jun 14, 2013 7:37 AM |
| 11 | More buyouts= more vacant non taxed space. We need to help eachother and focus on educating people with what assistance is still available and what they should be doing to protect their property | Jun 12, 2013 8:25 AM |
| 12 | They did build and have had good success with stratigic leveys in the western part of the state Corning, Addison and others at least a study of drainage pattern and weather a levy could be modeled from say the rocks to the carrot barn | Jun 6, 2013 2:08 PM |
| 13 | Flooding in our area should be (and can be expected). Informing residents of this (current and future) about ways to mitigate flood damage could be better. Perhaps offering community workshops? Relying on residents to research on their own might not be effective. It's a passiaive approach as opposed to active approach. | Jun 5, 2013 11:24 AM |
| 14 | Community storehouse is not a good idea. Just another thing to be funded that isn't necessary. Spending money to understand flooding I think is ridiculous as well because each event it different. Elevating structures, elevating or undergrounding utilities just seems to be a extra large waste of money. And relocating or modifying land use codes will not help the town rebuild at all. The | Jun 3, 2013 11:03 PM |

Page 5, Q12. How important are the following ways to mitigate the impact of any future flood events in the Village of Schoharie?

best thing is for home owners to become educated. As well, a strong buyout program would reduce the possibilities of what has happened after Irene with regards to vacant and decrepit buildings in the Village.

Page 6, Q13. Describe what you hope and desire the future of the Village of Schoharie will be like:

You can use three words, three phrases, or complete sentences; whatever method is easiest for you. Our goal is to combine the responses to this question into an overall Vision Statement for the Village.

| | | |
|----|---|-----------------------|
| 1 | restore and keep the village beautiful; some people have too much junk in their yards (not flood related) | Jul 4, 2013 9:23 AM |
| 2 | To be back the way it was, with improvements to the properties | Jul 3, 2013 5:43 PM |
| 3 | attractive, vital, growing, emphasis on historic aspects | Jul 3, 2013 5:27 PM |
| 4 | We need more businesses and the residences need to realize that we must support them. | Jul 3, 2013 5:24 PM |
| 5 | A vibrant village, combo of young and old people, caring about the village past, present and future | Jul 3, 2013 5:20 PM |
| 6 | Better prepared to deal and limit flood damage, support-encourage local business | Jul 3, 2013 5:14 PM |
| 7 | Vibrant, Prosperous, Historic | Jul 2, 2013 3:14 PM |
| 8 | Education should come first. Flood insurance assistance. Everyone in the village should have coverage for a 500 year flood event. Then flood mitigation of existing flood prone properties in the 100 year flood plain for a 500 year flood event. Houses that have been flooded 4 or more times should be bought out and demolished. Elevate the rest. very strict building codes for future construction. Must be above 500 year flood plain minimum!!! | Jul 2, 2013 11:50 AM |
| 9 | Maintain our small town quality while providing residents with essential services, while attracting tourists to our area. Please see separate email with my input on the Long Term Community Recovery. | Jun 26, 2013 5:55 PM |
| 10 | Increase business opportunities to bring people to Main St, i.e., restaurants, cafes, hardware, soda fountain, and grocery. Aid the Parrot House to once again be a viable hotel and fine restaurant venue. How do we bring back the vitality of the 1950's and 1960's? | Jun 26, 2013 11:09 AM |
| 11 | move into the 21st century remembering the history of this village and working to make it a safe and good place to raise the next generations. | Jun 25, 2013 5:46 PM |
| 12 | a village of homes, shops, a grocery store, maintaining the country feel without restricting businesses from moving in. | Jun 25, 2013 9:02 AM |
| 13 | a sense of confidence to an end in the occurrence of flooding. | Jun 24, 2013 9:50 PM |
| 14 | I grew up in the Village of Schoharie and relocated here after a 17 year absence with my husband and children. The Village of Schoharie was a dying community prior to the flood...the flood just expedited the process... Of course my hope is for the Village to survive...However, there is no reason for it to survive...Identify a reason and there just might be hope. | Jun 24, 2013 8:54 PM |
| 15 | A place where people want to gather and enjoy the local attractions such as resaturants, musics, shopping. A place where out door activity is celebrated, biking, kayaking, snow shoeing, skiing etc. A place where young people have | Jun 24, 2013 8:09 PM |

Page 6, Q13. Describe what you hope and desire the future of the Village of Schoharie will be like:

You can use three words, three phrases, or complete sentences; whatever method is easiest for you. Our goal is to combine the responses to this question into an overall Vision Statement for the Village.

something positive to do during their none school hours.. bowling, movies, paint ball, skate park... something!

- | | | |
|----|---|-----------------------|
| 16 | - No cheap-looking structures (i.e. vinyl siding with unsophisticated designs) or structures that are not in keeping with our quaint town (i.e. the dreadful looking county office building between two magnificent old structures) - Incentives for companies to come into Schoharie that are hip and current with the times which don't include more bars and liquor stores. - fix the current downtown abandoned look. | Jun 24, 2013 1:00 PM |
| 17 | vital, attractive | Jun 21, 2013 7:30 AM |
| 18 | I would like to see a viable business district that meets residents' needs, a community with young families to revitalize this area, and a place where older people, as well as those with special needs feel valued and are able to remain a part of the community. | Jun 19, 2013 3:48 PM |
| 19 | attract young familys | Jun 18, 2013 4:57 PM |
| 20 | Follow comprehensive plan for village established in 1997. Keep Schoharie historically beautiful. Be mindful of current residents needs and desires while attracting new inhabitants and businesses. | Jun 17, 2013 1:59 PM |
| 21 | remove proterties that have not had any work by new owners such as (Lopez) old house across from school sold twice nothing done rodents and bat trap unsafe, Anyone buying up flooded homes for rental properties give them time line for completion or tear down , and assure that repairs have been done properly | Jun 17, 2013 1:53 PM |
| 22 | Free of fears of living in the shadow of the dam and anxiety of future flood events. | Jun 16, 2013 10:26 PM |
| 23 | I'd like the village to return to self sufficiency - a grocery store, real pharmacy, recreational facilities for walking, bike riding | Jun 16, 2013 4:08 PM |
| 24 | More self sufficient, ie eateries and GROCERY STORE!! Business friendly esp for destination type shops -antiques, gifts, etc | Jun 16, 2013 3:53 PM |
| 25 | My vision is that Schoharie will once again be Village that people from far and near will want to visit and/or live. If that means marketing ourselves, then let's do the things necessary to become marketable! A viable drugstore and grocery store would be a good start. | Jun 15, 2013 3:02 PM |
| 26 | improved appearance thriving businesses day trip for out of towners | Jun 15, 2013 7:36 AM |
| 27 | A community that offers access to all necessities such as a grocery store, pharmacy, laundry mat, gas stations, restaurants, and recreational opportunities. | Jun 14, 2013 10:07 PM |
| 28 | Realization and gratitude for natural phenomenon of this location. Development to sustain way of life. Appreciation for uniqueness of time and place in this | Jun 14, 2013 5:15 PM |

Page 6, Q13. Describe what you hope and desire the future of the Village of Schoharie will be like:

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valley.

- | | | |
|----|---|-----------------------|
| 29 | Control the expansion of the quarry; Maintain a neat, clean looking Main Street with a "vintage" theme look; A "dress code" for buildings on Main St. which would provide a clean looking, well maintained appearance; Divert the traffic, especially the truck traffic off Main St. | Jun 14, 2013 11:35 AM |
| 30 | I would like to see full occupancy of existing houses, and business structures. I would like to see a grocery store in town, a thriving business district, and vacant lots turned into green space, including parks, playgrounds. I would like to see housing created for young, working people, and Schoharie to be promoted as a commuting community, for those wanting to get away from the hustle of city life. | Jun 14, 2013 11:16 AM |
| 31 | Growth in younger families moving to Schoharie - or staying here Diversity in population A Mainstreet without empty store fronts, but a diverse offering of businesses | Jun 14, 2013 9:52 AM |
| 32 | A weekend get-a-way town. Flocking here from the city to enjoy the natural beauty of the country yet being surrounded with history, antiques, and outdoor activities you can't get in the city! | Jun 14, 2013 9:37 AM |
| 33 | I would hope that the village would increase the amount of small businesses in the community and that the community would continue to work together for everyone's benefit. | Jun 14, 2013 9:03 AM |
| 34 | Where we become a thriving yet most beautiful and peaceful place for families to come and enjoy the "country air and clean water" (That's if we can get the chem trails to stop over our areas) and become the desired place to be where parents can feel secure in the vacations knowing their children and themselves are safe! | Jun 14, 2013 7:39 AM |
| 35 | HOME TOWN AMERICA | Jun 13, 2013 9:33 PM |
| 36 | historic village w/coordinated organizations for tourists and local events | Jun 13, 2013 9:12 PM |
| 37 | 1- User friendly for Senior Citizens/young families. Would suggest input from those dealing with Seniors. 2- Consider a meaningful grocery store between Middleburgh & Schoharie. 3- Dependable transportation other than public transportation for those needing medical app'ts who can't handle city traffic etc. | Jun 13, 2013 8:29 PM |
| 38 | history, charm, linking the past to the present | Jun 13, 2013 6:21 PM |
| 39 | Sustainable and resilient with a strong commitment to the future of the village by the people who live here. | Jun 13, 2013 5:24 PM |
| 40 | Clean businesses, mom & pop quaint types of shoppes that would make Schoharie a distinctive, unique place to visit. | Jun 13, 2013 5:13 PM |
| 41 | charming community embracing history and agricultural riches | Jun 13, 2013 4:59 PM |
| 42 | We need to bring more businesses to the area in order to promote development for the betterment of the community. This especially includes a grocery store | Jun 12, 2013 7:16 PM |

Page 6, Q13. Describe what you hope and desire the future of the Village of Schoharie will be like:

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and businesses such as this should be given tax breaks because they would be beneficial to the area. I also think a bike path is a great idea.

| | | |
|----|--|----------------------|
| 43 | Need more Stores like Grocery Store | Jun 12, 2013 2:25 PM |
| 44 | home profitable successfull | Jun 12, 2013 8:26 AM |
| 45 | Schoharie a Village a Town a Valley a County a Region a place I call home | Jun 6, 2013 2:10 PM |
| 46 | vibrant, sustainable, friendly community | Jun 6, 2013 7:04 AM |
| 47 | I would hope that I could walk to a grocery store, hardware store or to a restaurant. I would hope there would be other facilities for young people besides the swimming pool. I would hope that all of the buildings on Main St. would be occupied and that people would be shopping locally so that our businesses would thrive. | Jun 6, 2013 6:15 AM |
| 48 | More businesses on main st. Better look. More assistance for local businesses. More community activities. Maintaining back lots to limit drug activity. | Jun 5, 2013 9:03 PM |
| 49 | A place where people will want to visit and live with pride | Jun 5, 2013 1:35 PM |
| 50 | More Main St storefronts filled. More frequent use of our existing parks. Cooperation between businesses, residents and any local organization in promoting and support local events. | Jun 5, 2013 11:25 AM |
| 51 | We need a child friendly place for them to play. Access to and waking/biking trails by the river. More tourism . | Jun 4, 2013 11:58 AM |
| 52 | 3 words: Progressive Vibrant Complete 3 phrases: Emphasis on our historic culture The "perfect" Main St. A place where people want to live We need to reinvent the wheel less and think outside of the box more. It's all about the bigger picture. | Jun 3, 2013 11:07 PM |

Page 8, Q17. Thank you for taking the time to complete this survey. Your input is extremely important to the Long Term Community Recovery Strategy. Once you click the "Done" or "Submit" button, your survey response will be submitted. However, if you have additional comments, please list them here.

- 1 It is obvious that parking on Main Street is at a premium. There is no reason to find four or five cars parked in front of various buildings (obviously by apartment tenants) during the pre-business hours, or during the day - of the few businesses located on Main Street. Employees of existing businesses should be reminded to utilize the parking area behind the shop/office and not on Main Street. Upgrade the parking area could/should be addressed by the Village government. An appropriate sign could be posted on the wall by the Court House Security Desk to the effect: Attorneys, Clients, Jurors and visitors are requested to utilize the parking area adjacent to spring street and not on main street. Jul 3, 2013 5:52 PM
- 2 Schoharie won't prosper and grow as long as the cloud of uncertainty regarding flood control on Schoharie Creek remains. We must get the NY City water depart. to adopt flood control as one of its guiding directives, instead of solely focusing on maximizing potable water capacity for New York City water system. If they refuse, Schoharie should develop a strategy to transition the village gradually to a safer location (this would be heartbreaking, but prudent) Jul 3, 2013 5:08 PM
- 3 We lived in the village on Hilgert Parkway for 9 years. We now live on Ward Lane outside of the village and own approximately .7 acres in the village. Jun 26, 2013 5:56 PM
- 4 All ideas are good. A question of what money can be made available. Jun 26, 2013 2:03 PM
- 5 I am amazed that there is no mention of the Village's historical sites and the value they can add. There is the Old Stone Fort, the Schoharie Valley Railroad museum, the 1743 Palatine House (the oldest existing building in Schoharie County.) Surely those are an asset that should not be ignored. Also, the entire Colonial Heritage association site including the Creamery Building (where there is a Theater upstairs) is an asset, and it is used by the Children's Theatre group for theatre camps in the summer. There are at least 2 historical signs that are interesting too: The site of the first open air movies, and the site of the duel in front of Swarts tavern. The DAR building will also be an asset when it is rehabbed. It is another of those old Taverns (there are at least 5 that exist in the immediate Schoharie area including Yankee Pete's Tavern on 443, the Tory Tavern and the DAR 1795 building. Think History!! Jun 26, 2013 9:26 AM
- 6 For 38 years we've called Schoharie home and moved just outside the village into a smaller home after the flood. I believe that the people in this area have become more connected and hope that Schoharie will continue to thrive. Jun 25, 2013 5:48 PM
- 7 I have lived in schoharie my entire life. I bought a house in the village to help rebuild the community. I have gone to school in Schoharie from kindergarden and now my children go to school there too. I'd like to be able do more fun things with them then we have available and not have to go to another town to spend our free time and money. We would rather support this community. Open this town up to new businesses. There will be more jobs and more OPPORTUNITY!!!! Jun 24, 2013 8:13 PM
- 8 I am not for the low-income senior development that I just found out about that the village is considering. It is not good for Schoharie as a whole. I am all for new businesses to come into the town, but not this one that is counterproductive which ultimately could bring a type of people into the town walking by our homes Jun 24, 2013 1:04 PM

Page 8, Q17. Thank you for taking the time to complete this survey. Your input is extremely important to the Long Term Community Recovery Strategy. Once you click the "Done" or "Submit" button, your survey response will be submitted. However, if you have additional comments, please list them here.

that we don't want here in the event they cannot drum up the business with seniors - aside of all the other issues I've previously mentioned.

- | | | |
|----|--|-----------------------|
| 9 | The survey is a good idea! But it will be interesting to me if anything is done with it or even results are published as to the opinions on the various items of the majority of the respondents. | Jun 21, 2013 7:32 AM |
| 10 | While I am not a village resident, I grew up in the Town of Schoharie, presently live in the Town, and live close to the Village. The village is our nearest "go to" community. In addition, I am involved in church in the village, as well as several other village organizations. | Jun 19, 2013 3:52 PM |
| 11 | I spent a lot of time and money rebuilding my home I love living here but the abandoned homes must be dealt with, the building at end of school property on main street falling apart nothing done after flood horific smells when it rains as well as animals | Jun 17, 2013 1:57 PM |
| 12 | The survey did not mention the importance of faith communities to the recovery process, nor did it acknowledge the role service and leadership programs play in communities recovering from disasters. Our community has an opportunity to show its gratitude by creating a monument to the volunteers who came from all over to help and creating a yearly recognition event to honor all volunteers who give their time to others. | Jun 16, 2013 10:49 PM |
| 13 | I love the village and want to see it thrive. Would love to see it attract small businesses that would in turn attract more visitors | Jun 16, 2013 3:55 PM |
| 14 | We were only displaced overnight the night of the flood, and we were able to move upstairs. (raised ranch) We will not move back downstairs because of the potential threat now. | Jun 15, 2013 3:04 PM |
| 15 | We need a grocery store asap. | Jun 14, 2013 10:08 PM |
| 16 | I LOVE OUR VILLAGE AND SCHOHARIE AND I DON'T WANT TO ALWAYS FEEL LIKE IM THE ONLY ONE! KEEP INDUSTRIALIZATION OUT AND GET OUR SCHOOL TAXES DOWN BEFORE WE BECOME A GHOST TOWN! | Jun 14, 2013 7:42 AM |
| 17 | We love our village and hope to stay here for a long time. We are Seniors and find our needs are different than several years ago. Are mindful and grateful for all that has been done. Where else would anyone care so much? | Jun 13, 2013 8:32 PM |
| 18 | I live two miles out of Schoharie but the rebuilding of Schoharie affects me alot. We need to have more shopping opportunities so we don't have to travel to Cobleskill. hope my input counts because we are all into this together as a community and I care what happens to Schoharie. | Jun 12, 2013 2:28 PM |
| 19 | More like 20 min. to be honest | Jun 6, 2013 2:11 PM |
| 20 | Some of the mitigation questions were confusing and may be misleading... For example, it is vitally important for a recovery effort to have a centralized warehouse during recovery phase, but when not in recovery phase this is not important to maintain a "centralized location"... also, the understanding of what | Jun 6, 2013 7:08 AM |

Page 8, Q17. Thank you for taking the time to complete this survey. Your input is extremely important to the Long Term Community Recovery Strategy. Once you click the "Done" or "Submit" button, your survey response will be submitted. However, if you have additional comments, please list them here.

this warehouse would be is most likely different from a recovery standpoint than from a general population standpoint. Stock piling construction materials is important; NOT personal items such as used furniture and clothing! The later just gets in the way and wastes precious capacity during times of high need.

- | | | |
|----|--|----------------------|
| 21 | Living outside the village, I take advantage of village events and programs. Getting input to this survey would be great. But, unless you are marketing this survey only through the local newspaper article, I doubt you will get many responses. I hope that any locals are being emailed this survey and/or facebook is being used. I am surprised that I haven't gotten an email yet. I also think you need to put a handout/flyer in the hands of all local homeowners/residents if you really want to get some response. Perhaps have business cards made up that can be handed out at the local shops/bars/restaurants. | Jun 5, 2013 11:30 AM |
| 22 | The work done so far has been a remarkable effort and I am extremely grateful to be back in my home due to the tireless commitment. Thank you. | Jun 4, 2013 12:04 PM |
| 23 | Appreciate all that you are doing. | Jun 3, 2013 11:07 PM |

Mining the Data: Analyzing the Economic Implications of Mining for Nonmetropolitan Regions

William R. Freudenburg, University of Wisconsin--Madison and University of California--Santa Barbara
Lisa J. Wilson, Watershed Research and Training Center

Extractive industries such as logging and mining are generally expected to bring significant economic benefits to rural regions, but a growing number of findings have now challenged that common expectation. Still, it is not clear whether the findings of less-than-desirable economic outcomes are isolated or representative. In this article, we assemble literally all of the relevant quantitative findings on mining that we have been able to identify in published and/or technical literature from the United States. In the interest of rigor, we limit the assessment to cases in which strictly nonmetropolitan mining regions are compared against other nonmetropolitan regions and/or against those regions' own experiences over time. Overall, 301 findings meet the criteria for inclusion. Contrary to the long-established assumptions, but consistent with more recent critiques, roughly half of all published findings indicate negative economic outcomes in mining communities, with the remaining findings being split roughly evenly between favorable and neutral/indeterminate ones. Positive findings are more likely to be associated with incomes than with poverty or (especially) unemployment rates, and they are more likely to come from the western United States, where much of the mining involves relatively large, new coal strip mines. Over half of all positive findings come from the years prior to 1982. In virtually all other categories, the plurality or majority of findings have been negative. When the patterns of findings are subjected to one-sample means tests, the only way to produce a significantly positive outcome is by combining all neutral/indeterminate findings with the positive ones, while focusing exclusively on incomes; by contrast, in the case of poverty or unemployment rates—as well as for the overall body of findings—the results are consistently and significantly negative, whether the neutral/indeterminate findings are combined with negative ones or omitted from the equations altogether. Until or unless future studies produce dramatically different findings, there appears to be no scientific basis for accepting the widespread, “obvious” assumption that mining will lead to economic improvement.

Both in academic and popular discourse, the common assumption has long been that the potential environmental threats from extractive industries such as logging and mining will be accompanied by economic benefits for the industries' host regions (see, e.g., Imrie 1992; Thompson and Blevins 1983, p. 153; cf. Humphrey et al. 1993; see also Lewan 1993). Indeed, particularly for areas that are remote from urban agglomerations and industrial development, the extraction of raw materials from nature is often seen to be the only hope for economic

ASPHALT PLANT POLLUTION

Young & McQueen Grading Company wants to build an asphalt plant in Mitchell County. The draft air pollution permit proposed by the NC Division of Air Quality (Permit No. 09808R00) would allow the plant to produce up to 225,000 tons of asphalt per year at a maximum of 160 tons per hour. If given final approval by the state, the Young & McQueen plant would be allowed to emit the following air pollutants annually:

Chronic toxicants

| | |
|---------------------|--------|
| carbon disulfide | 682 |
| methyl ethyl ketone | 13,650 |
| toluene | 17,150 |
| xylene | 9,975 |

Acute system toxicants

| | |
|---------|-------|
| styrene | 3,780 |
|---------|-------|

Carcinogens

| | |
|-------------------------|--------|
| benzene | 64 |
| trichloroethylene (TCE) | 4,000 |
| perchloroethylene (PCE) | 13,000 |

all pollutants in pounds per year

Chronic toxicants include neurotoxins and developmental toxins, substances which have a negative impact on the human nervous system and/or human growth and development.

Acute system toxicants are pollutants which cause the death of laboratory animals within 14 days of exposure or is toxic based on human experience.

Carcinogens are substances which are known to cause cancer or which are suspected to cause cancer in humans.

Definitions from the US Code of Federal Regulations (16CFR1500) for the Federal Hazardous Substances Control Act.

Annual totals based on production rate of 160 tons per hour for 1,406 hours per year or 175 days at 8 hours per day to produce 225,000 tons of asphalt.

October 2007

Certain pollution sources at the asphalt plant would be exempted from its state permit: 1) an Asphalt Tank Heater burning No. 2 fuel oil at 1.6 million BTU heat input and 2) a 10,000 gallon liquid asphalt storage tank. These units are known sources of toxic air pollution but are exempted by state statute; that is, they are listed in the permit but not included in the air pollution limits.

Asphalt Plant Pollution: A Public Health Hazard

Road asphalt contains gravel and sand mixed with asphalt cement obtained from crude oil. Asphalt cement is a mixture of hydrocarbons including naphtha which contribute to the vaporization of organic compounds at operating temperatures of 300-350 degrees F. Hydrocarbons released into the air by the hot mix asphalt as it is loaded into trucks and hauled from the plant site include volatile organic compounds, polycyclic aromatic hydrocarbons, and condensed particulates. Also, arsenic, benzene, formaldehyde, and cadmium are toxic air pollutants emitted from asphalt plants. Condensation of particulates occurs at

(continued next page)

BLUE RIDGE ENVIRONMENTAL DEFENSE LEAGUE

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(from page one)

ambient temperatures of 70 degrees F. These very fine particles carry polycyclic aromatic hydrocarbons which are a danger to public health. Animal studies show that PAHs affect reproduction, cause birth defects, and cause harmful effects on skin, body fluids, and the immune system. The US Department of Health and Human Services has determined that PAHs may be carcinogenic to humans. [Source: Agency for Toxic Substances and Disease Registry (ATSDR). 1995. *Toxicological Profile for polycyclic aromatic hydrocarbons (PAHs)*. Atlanta, GA: U.S. Department of Health and Human Services, Public Health Service]

The effect of fugitive emissions on local pollution levels may exceed the effects of pollutants emitted from the smokestack.

In addition to smokestack emissions asphalt plants emit large quantities of harmful fugitive emissions at ground level. A small asphalt plant producing 100 thousand tons of asphalt a year may generate 50 tons of toxic fugitive emissions. The bulk of fugitive emissions are condensed particulates. Volatile organic compounds (VOC's) emissions are about 29% of the this total. To this must be added the total emitted from the smokestack itself. Stagnant air conditions and inversions increase the level of exposure to the local community.

The Blue Ridge Environmental Defense League has released two studies showing the adverse impacts on property values and public health for residents living near operating asphalt plants. A property value study documented losses of up to 56% as a direct result of an asphalt plant. In another study nearly half of the residents report negative impacts on their health after only two years of asphalt plant operations. The door-to-door survey shows that 45% of the residents living within a half mile of a two year old asphalt plant report a deterioration of their health which began after the plant opened. The most frequent problems include high blood pressure (18% of people surveyed), sinus problems (18%), headaches (14%), and shortness of breath (9%).

Action recommendations

Federal regulation of asphalt plant emissions is inadequate to protect public health. EPA's emission estimates (AP-42) are inadequate to protect worker health and public health. Therefore, citizens must join together to protect their communities. Any county or town faced with an asphalt plant proposal should push for setbacks from residences and community buildings, site specific health-based air pollution modeling and monitoring, enclosures for load-out zones, and preferably a zero emissions asphalt plant, with total containment of air pollutants.

BLUE RIDGE ENVIRONMENTAL DEFENSE LEAGUE

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OCT 08 2014

TOWN OF SCHOHARIE

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October 8, 2014
Via Hand Delivery

Town of Schoharie Town Board
300 Main Street, Suite 2
Schoharie, New York 12157

RE: Public Informational Meeting on 1997 Town Comprehensive Plan

To the Members of the Town Board:

This letter is being submitted on behalf of my client, Cobleskill Stone Products, Inc. as written comment at the Town's public informational hearing on the review of the 1997 Comprehensive Plan (the "Plan") to be held on October 8, 2014. We believe that the review of the 1997 comprehensive plan should be subject to full public involvement before the Town Board makes a decision on whether amendments to the 17-year old plan are appropriate. In this regard, we note that Section 272-a (1) (e) requires the "participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum town comprehensive plan." While we recognize that the Board has made some effort to involve the public in the review of the current Plan, we believe that despite these efforts, the public informational meetings fall short of the above mandate and render any action taken vulnerable to attack.

Unfortunately, perhaps at no fault of the board members, the board meeting minutes from January 2014 to September 2014 were not posted on the Town's website until after the September 10th informational meeting, no notice of that meeting was sent to those individuals that signed up for email notification and, while counsel for the town informs me that legal notice of the meeting was published in the newspaper, the meeting was not attended by a cross-section of the community. The scheduling of another public informational meeting for October 8th,

while commendable, still, at best, garners only minimal public attention, and will not attain the full participation of the citizens that should be achieved for such an important process.

We note for example, that the summary provided by the Town's consultants, Barton and Loguidice, as well as the Planning Board's and Zoning Board's reports of their review of the Plan and recommendations regarding its update, are not found anywhere on the website, nor are the minutes of the meetings at which these boards discussed the Plan electronically available. And, further while email notice of the October 8, 2014 public informational meeting was sent out to those who previously signed up to receive such notices, no such notice is posted on the website nor is there any mention of this additional opportunity for public input in the Town Board minutes for its September meeting.

We note that prior to the adoption of the 1997 Plan, the Town sought input from *all* citizens and businesses in the town, sending out surveys to property owners and putting out flyers to inform the public of the meetings at which public input into the Plan were to be held. In contrast, the review being conducted presently has not been widely noticed to the citizens and businesses in the town, resulting in public comment being received from only a few citizens who presumably became aware of the public informational meetings through attendance at town board meetings at which it was discussed.

As noted long ago by the highest court of the State: "in exercising their zoning powers, the local authorities must act for the benefit of the community as a whole following a calm deliberate consideration of the alternatives, and not because of the whims of either an articulate minority or even a majority of the community." *Udell v. Haas*, 21 NY2d 463 (1968). "Such a requirement diminishes the likelihood that the zoning authority will be exercised to benefit those in authority, to punish political foes or to advance a seemingly legitimate community goal at the expense of a few property owners who are called upon to bear the brunt of short-sighted decisions." Rice, McKinney's Statutory Practice Commentaries, Town Law §272-a (*citing Udall v. Haas*, "the 'comprehensive plan' protects the landowner from arbitrary restrictions on the use of his property which can result from the pressures which outraged voters can bring to bear on public officials...there is danger that zoning, considered a self-contained activity rather than a means to a broader end, may tyrannize individual property owners.").

Given this and the knowledge that the individuals speaking at the September 10th public informational meeting as well as the current supervisor and the chairs of the planning and zoning

boards are staunch opponents of Cobleskill Stone Product's mining operation in the town, we believe that much more public involvement and input is necessary before the Board makes any determination on updating the current comprehensive plan for the town.

We also implore the town board members to consider, in particular, that proper comprehensive planning must consider the regional needs and official plans of other governmental units and agencies within the region. *See, Town Law* § 272-a (3)(b). The comprehensive plan must "give due consideration to the needs of the people in the region of which the town is a part." *Town Law* § 272-a (1)(f). The comprehensive plan must encompass "a total planning strategy for rational allocation of land use, reflecting consideration of the needs of the community as a whole." *Taylor v. Village of Head of the Harbor*, 104 AD2d 642 (2d Dept. 1984), *appeal denied* 64 NY2d 609.

The Schoharie mine has been a vital part of the community since the beginning of the last century and not one complaint about the operation was received during the comprehensive planning process leading up to the 1997 adoption of the town's current plan. In fact, it was not until Cobleskill Stone Products, a major local employer and contributor to the community, announced plans to mine the adjoining land that a very vocal, select group of the community objected to the mine. Failure to recognize the validity of the mine to the Town's and region's economy would be a disservice to the board's responsibility for proper planning for the future needs of its residents and the region.

It has been wrongly implied that the mining of the adjoining land at the Schoharie Quarry will "more than double the size of the mine." This is untrue when applied to mining; rather, since mining removes the corpus of the land itself, when the operation as a matter of necessity moves to the adjoining land, it is not expanding, but merely accessing the future reserves. And, as laid out in the plans filed with the New York State Department of Environmental Conservation (NYS DEC), the existing quarry will be 99% reclaimed before the additional land is mined. Thus, the mine itself is not truly expanding; it is simply continuing its business by accessing its inventory. And, that "inventory" is a needed commodity for the town and region. The stone reserves found at the Schoharie Quarry are not found everywhere, but only where nature dictated several thousand years ago. Planning for the future needs of both the town residents and regional needs of Schoharie County requires the board to consider the indispensable need for this commodity for future generations of the people of Schoharie County.

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A look back at the vital role the Schoharie Quarry has played in the community dictates that the board must consider where the stone for future residents will come from if it does not come from this local resource that has been supplying it to the community for over 100 years. Cobleskill Stone Products is the largest private employer in the Town of Schoharie and an important source of tax revenue. Stone from the Schoharie Quarry has been widely used in projects that benefit the community as a whole. Approximately 90% of the Quarry's production is utilized in public works projects in the vicinity of the Town of Schoharie. The Schoharie Quarry stone was used in the Gilboa Dam project in 1970 for the New York State Power Authority, NYS DOT construction projects for Interstate 88 in 1978 and 1979, rebuilding of the Thruway bridge over the Schoharie Creek after its collapse in 1987, building of the Schoharie County Jail and the Iroquois Indian Museum in 1991, for emergency slope embankment for flood prevention at the Blenheim Bridge, as well as more locally proximate construction projects such as construction on the Schoharie County Courthouse in 2001 and the Village of Schoharie Sewer Extension in 2004. Blacktop and concrete, produced using stone from the Schoharie Quarry, was used in the rebuilding of Route 30 between Middleburg to Blenheim in 1969-1972, the dormitory projects at the Cobleskill College in the late 1960s and in 1972-1974, the Jamesway Plaza in 1971-1974 and the Interknitting complex and facility in Cobleskill. As one resident put it: "simply put, without [Cobleskill Stone's] product there could be no economic development."¹ And, the town should not forget the role of the Schoharie Quarry during the historic flooding during Hurricane Irene in 2011. Not only did the Gilboa Dam successfully hold back flood waters and the Thruway bridge over the Schoharie Creek survive the flooding intact, but Cobleskill Stone Products, at the behest of Emil Galasso, its President, without any request for help and in most cases without compensation, responded by immediately putting its trucks, with whatever product was needed, to work, including cleaning streets and collecting and disposing of debris and garbage at its own cost.

Proper planning requires the board to look at the impact that closing of the Quarry will have on the local economy. The NYS DEC has recognized the crucial need for towns and counties to properly map out its mineral resources for future use, recognizing that without such foresight in the planning process, mineral reserves will be forever lost to other development

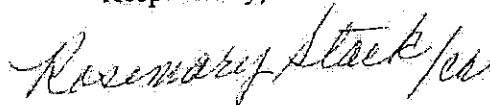
¹ According to the NYS DEC's website, nearly 38,000 pounds of *new* minerals must be provided every year for *each* person in the State. www.dec.ny.gov/lands/92915.html (accessed 5-12-2014).

trends. See, "Land Use Planning Initiative", Presentation to New York State Association of Counties, January 11, 2011, ("localized shortages are occurring due to a reduction in the availability of mineral aggregates" citing as a reason that local governments have enacted restrictive zoning, often as a reaction rather than planning.) A lack of proper planning has already created critical shortages in mineral reserves in counties south and east of Schoharie where sand used to make concrete must be trucked in at great cost to the residents, businesses and governmental entities that depend on this resource for building construction and repair of bridges and roads.

Trucking stone from more distant locations should not be taken lightly since for with the doubling of the distance to another mine, the cost of the stone doubles.² What effect closing this close source of aggregate material will have on future budgets of the Town of Schoharie and on construction costs for residents, businesses and governments in the region for future generations to come must be considered now, not after the potential to tap these reserves is lost to other development.

We are hopeful that the board will recognize the importance of these issues when planning for the future in the comprehensive planning process. We look forward to providing additional comment as the Board moves through the process of updating its comprehensive plan and, as always, remain open to a meaningful discussion with the town board members.

Respectfully,



Rosemary Stack

² "If the closest mine to a given construction site does not receive a permit and the distance to the nearest relevant mine increases by 50%, one can expect the costs of transporting the aggregate to increase by 50%." Ruffer & Gardner, *The Economic Impact of the N.Y. Mining and Construction Materials Industry*, Center for Governmental Research (2011), p. 12-13, Appendix 1, *Mineral Industry of the State of N.Y.*, *supra*, at p. 82-83.