

FULL ENVIRONMENTAL ASSESSMENT FORM  
ADDITIONAL INFORMATION ADDENDUM

And  
CLARIFICATIONS

December 28, 2015

Brief Explanation: The Town Board received comments on the Local Law and decided to make revisions to the Local Law to address comments. The revisions are contained in “Introductory Version #2”. The Town also prepared a summary of the revisions to the Local Law which is contained in a memorandum dated December 1, 2015.

Name of Action: A Local Law Adopting a New Town-Wide Zoning Law and Zoning Map (Proposed Introductory Local Law No. 3 of 2015 (Introductory Version #2))

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SEQRA Status: Type I

Summary of Revisions: As the result of the public participation process and the input received from the County Planning Board and the Town Planning Board, the Town Board determined to revise the proposed land use law to address certain comments that were made. A summary of the proposed changes and a redline version of the land use law identifying the changes were prepared and are incorporated herein by reference. The changes addressed minor modifications and adjustments, but also addressed more substantive matters. By way of background, the substantive changes that were incorporated relate to the following:

- The Special Use Permit jurisdiction was changed from the ZBA to the Planning Board in response to comments that requiring an applicant to go before two different boards for a project was onerous, time-consuming and burdensome. In an effort to streamline the review process, the Planning Board will consider site plans and special use permit applications (when required). The ZBA remains vested with the jurisdiction to consider variances, interpretations and other appeals from determinations of the Code Enforcement Officer.
- A provision was added that allows the Town Board to consider a Special Use Permit for a use that is not otherwise listed or regulated in the zoning law. This will provide additional flexibility

in the event that unforeseen uses are proposed. Without this provision, a use variance or a zoning amendment would be required for those uses that do not fall within the numerous categories of uses in the land use law. However, if a use is already listed in the land use law, the provision has no applicability.

- In an effort to encourage and facilitate agriculture in the community, changes were made to the land use law to reduce regulation of agricultural uses, including: allowing clearcutting for agricultural uses; allowing a roadside stand via a zoning permit only rather than requiring planning board approval; allowing agricultural use and structure via a zoning permit only rather than requiring planning board approval.
- In response to public comment that the Special Use Permit standards were vague and ambiguous, a revised list of criteria was added. The revised list of criteria is detailed and inclusive in its scope. The list is located in the Land Use Law at Section 6.3-8.
- To clarify and focus on the type of development that was preferred, at the request of the Town Board, the use entitled “manufacturing” was divided this use into two separate uses “Manufacturing – Heavy” and “Manufacturing – Light”. The uses were added to the use table and a definition of each prepared. Manufacturing – Heavy is limited to the Industrial District.
- In response to public comment that the size limits on solar were insufficient to permit enough electricity to heat a standard home, the definition of small scale solar was changed to permit systems of a sufficient size to also provide electricity to heat a building.
- The Town Board split the category of Kennel/Stable-Commercial/Veterinarian found in the use table into three separate lines on the use table to allow for more appropriate regulation of these uses. The regulation of each use is now separately listed in the Use Table.
- The Town Board added nursing/convalescent home to the Use Table as it is a defined term in the land use law. This use is allowed via special use permit and site plan review in the Rural-Agricultural, Commercial and Hamlet Zones and in the Barton Hill Overlay.
- The Town Board modified the use table to allow telecommunications facilities in the industrial district, which is a typically allowed use in that zone.

It has also been pointed out that there are additional historic resources in the Village including the Stone Fort, Lasell Hall, the Lutheran Parsonage and other sites.