

The Amazon DAN 8 project complies with the 2025 Comprehensive Plan as follows:

1. The project is located in a commercial zoning district whereas Warehouses are permitted subject to a special use permit and site plan review. A use permitted subject to a special use permit “is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan such that it will not adversely affect the neighborhood.”
2. The Comprehensive Plan solicited public input and summarized feedback as follows (pg. 15 & 16):
  - **Appropriate Economic Development:** There is a consensus that it is very important to attract new business. 40%-50% of respondents felt that warehouse and distribution facilities were needed.
  - **Address scale of new commercial development:** the public supports large scale buildings at the I-88 interchange.
  - **Careful development at I-88 interchange:** A significant number of residents favor commercial development that result in tangible benefits such as creating jobs, providing local employment opportunities and increasing the tax base, as long as development preserves the community’s scenic and rural nature.

The proposed Amazon project aligns with public input by being a new business that is located at the I-88 interchange that will create jobs, local employment opportunities and increase the tax base. The project preserves the community’s scenic and rural nature by proposing extensive landscaping to screen portions of the building, reduced the size to a scale that aligns with the rural nature, lowers the building by 10 feet to increase the views of the scenic vistas, and will have an earth tone color scheme to blend into the surrounding landscape.

3. The Comprehensive Plan identifies the I-88/Schoharie Business Park and surrounding area of exit 23 as the gateway to the Schoharie Valley and supports smart growth by concentrating commercial development where infrastructure is sustainable. As such, this area can serve as a Gateway District that can capitalize on its locational attributes that is intended to create jobs, grow tax base, attract investment, and promote sustainable development that matches infrastructure and environmental capacity (pg. 42 & 43). The recently completed Town initiative to upgrade its water and sewer infrastructure and extend such facilities to the project property aligns with the smart growth initiative and the proposed Amazon project, as discussed in the Economic Impact Analysis prepared by The MRB Group dated September 2025, will create direct jobs, indirect jobs, and grow the tax base. The project also has the potential to enhance local businesses and could attract investment to the surrounding commercial and residentially zoned properties.