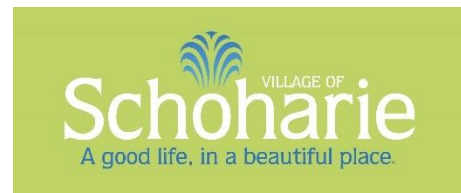


Draft

Town and Village of Schoharie Comprehensive Plan

March 2025
Part I



Town and Village of Schoharie Comprehensive Plan

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Executive Summary

The **Town and Village of Schoharie Comprehensive Plan** serves as a forward-thinking blueprint for the community's future. Developed with significant public input, this Plan builds on Schoharie's deep cultural and historic roots, its natural beauty, and rural charm, while addressing modern challenges and opportunities. It provides a vision to enhance quality of life, preserve community character, and promote sustainable economic development, all while respecting the environment and maintaining the town's unique identity.

The Plan begins with an **Introduction** that explores Schoharie's rich history, the rationale for updating the 1997 Comprehensive Plan, and an overview of how such plans are used to guide decision-making and local governance. It highlights the planning process, which involved a collaborative effort by the Comprehensive Plan Steering Committee, consultants, and public stakeholders. Public participation played a central role through surveys, open houses, and interviews with elected officials, ensuring the Plan reflects the values and aspirations of Schoharie residents.

A **Summary of Public Input** revealed key themes, including the need to balance growth with preservation, enhance recreational opportunities, promote infrastructure improvements, and expand economic development opportunities. Residents expressed a strong desire to maintain Schoharie's rural and historic character while fostering thoughtful growth and ensuring affordable housing and community services.

The **Current Conditions and Trends** section provides a summary of Schoharie's resources, including demographics, housing, transportation, environmental features, and the local economy. Full details are provided in Appendix 1. Challenges such as flood risks, aging infrastructure, and loss of farmland, alongside opportunities for economic revitalization, housing diversity, and environmental stewardship are highlighted.

The Plan's **Vision for the Future** envisions Schoharie as a vibrant, welcoming community that honors its agricultural heritage and scenic beauty while supporting sustainable growth. The vision focuses on fostering modern infrastructure, promoting local businesses and farms, enhancing recreational opportunities, and strengthening community engagement. Core values and goals are outlined in the following key areas:

1. **Preserving Community Character:** Protecting farmland, scenic views, and historic buildings to maintain Schoharie's rural identity.
2. **Promoting Economic Growth:** Supporting small businesses, agritourism, and mixed-use development, particularly in the Village, Central Bridge, and near the I-88 interchange.
3. **Enhancing Housing Opportunities:** Expanding diverse and affordable housing options while managing density and protecting open spaces.
4. **Protecting Environmental Resources:** Safeguarding water quality, addressing flood risks, and preserving open spaces, wetlands, and forested areas.
5. **Improving Infrastructure:** Enhancing roads, pedestrian connections, and high-speed internet, while focusing water and sewer expansions in growth centers.
6. **Enhancing Quality of Life:** Developing parks, trails, and recreational amenities, while providing youth and senior services, and celebrating Schoharie's culture and history.

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7. **Strengthening Local Governance:** Ensuring effective zoning enforcement, transparency, and community involvement in local decision-making.



The **Schoharie's Communities and Places** section outlines a place-based approach to planning, offering tailored strategies for key focus areas. The **Village of Schoharie** will remain the historic and traditional economic center, with efforts to revitalize Main Street and promote mixed-use development. The **Hamlet of Central Bridge** will undergo revitalization, featuring affordable housing and local businesses in a pedestrian-friendly environment. The **I-88/Schoharie Business Park/Route 7 Gateway Area** will serve as a well-designed hub for a variety of uses that enhances economic opportunity while preserving community character. The **Route 30 and Route 7 Corridors** will maintain their scenic and agricultural identity, with development managed to prevent sprawl. Locations such as **Barton Hill, Terrace Mountain, and Rundycup Mountain** (Warner Hill, Ward Lane, Colby Road) are identified as locations needing careful planning and low density development due to their ecological, geological, hydrological, and visual significance.

The **Recommendations** section provides actionable strategies across three categories: programmatic, infrastructure/capital improvements, and regulatory updates. A summary of the major recommendations are:

Programmatic Recommendations

Preserve Rural and Historic Character:

- Implement programs to protect scenic views, historic buildings, and open spaces.
- Promote agricultural diversification and agritourism to support local farms.
- Revitalize Main Street and Central Bridge with business incentives and beautification efforts.
- Promote small businesses, mixed-use development, and tourism-related enterprises.
- Encourage appropriate, well-designed commercial development around the I-88 interchange.

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Housing:

- Expand affordable and diverse housing options, including accessory dwelling units (ADUs) and mixed-use developments.
- Incentivize conservation subdivisions to protect open space while accommodating residential growth, especially along Route 30 and in the Town's RA district.

Recreation and Quality of Life:

- Enhance parks, trails, and recreational facilities, including Fox Creek Park and connections to the Schoharie, Fox and Cobleskill Creeks.
- Develop community spaces such as playgrounds, dog parks, and indoor recreational facilities, especially in the Village.
- Improve services for youth, seniors, and families.

Community Engagement:

- Increase communication between local governments and their constituents and improve public participation in decision-making.
- Partner with local organizations to host community events and promote local culture and celebrate Schoharie's significant history.

Infrastructure and Capital Improvement Recommendations

Water and Sewer:

- Focus infrastructure improvements in key growth areas (Village, Central Bridge, and the I-88 area).
- Limit water and sewer extensions to discourage sprawl into agricultural and scenic areas.
- Ensure water capacity exists and that existing wells would not be adversely affected when development is proposed and conduct hydrogeological studies when such information is needed for decision-making.

Transportation and Pedestrian Connectivity:

- Improve roads, sidewalks, and crosswalks, especially within the Village and Central Bridge.
- Enhance pedestrian and bike connections between the Village, Central Bridge, and the I-88 area.
- Implement traffic calming measures to slow traffic speed, especially in the Village.

Flood Mitigation:

- Implement programs to reduce flood risks and insurance costs.
- Continue flood-proofing key structures and improving drainage systems.

Regulatory Recommendations

- Update zoning laws to support mixed-use development, affordable housing, and to institute the smart growth principles outlined in this Plan.
- Adopt design standards to ensure new commercial development fits the community's rural and historic character, especially at I-88, and update existing design standards in the Village's zoning law.

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- Create a Gateway District that incorporates form-based design standards at the I-88, Schoharie Business Park, and other Commercial District areas that uses the landscape and physical form to guide development. Form-based codes are intended to create predictable, high-quality built environments.
- Protect farmland, prime soils, and scenic areas through updated Town land use regulations.
- Encourage conservation subdivisions in the Town for major residential subdivisions to preserve open space and natural features for major subdivisions.
- Strengthen protections for water resources (especially stream banks).
- Limit development in environmentally sensitive areas, including at Terrace Mountain, and in Barton Hill's karst regions.
- Improve enforcement of building codes, property maintenance standards, and zoning regulations.
- Align land use regulations and planning efforts across the Town, Village, and Central Bridge.

The Plan culminates with a Priority Actions and Implementation Steps section, detailing a clear roadmap for achieving Schoharie's goals, identifying partners, funding sources, and timelines. During the preparation of this Plan, the Town of Schoharie learned that it is a recipient of a grant from the New York State Smart Growth Program to develop new zoning for the I-88 interchange area to align future land use in that location with smart growth principles and this Comprehensive Plan.¹ Implementing this grant and developing this new zoning should be considered the next phase of the Town's planning and is the immediate next action after adoption of this Plan.

The **Appendices** offer additional supporting materials, including detailed resource profiles, public engagement details, and ideas for additional property maintenance enhancement.

¹ See Pages 71 for more information about the Smart Growth Grant received by the Town of Schoharie.

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Introduction

A Brief History of Schoharie

The following brief history was adapted for this Plan from the 1997 Town and Village of Schoharie Comprehensive Plan as well as other resources². This history is particularly important because it provides a shared understanding of the past, which in turn helps to shape future identity, fosters a sense of belonging, creates community pride and civic engagement, and helps inform decisions for the future by providing context and lessons learned.

The story of Schoharie is deeply rooted in its rich cultural and historical heritage, stretching back to the days when Native Americans called the valley home. The name "Schoharie," derived from the Indian word *To-Was-Scho-Hor*, meaning "driftwood," reflects its origins. Schoharie Creek, with its natural piles of driftwood, served as a bridge for Native Americans long before European settlers arrived.

The land saw its first European settlement in 1699 when Colonel Nicholas Bayard acquired a vast tract of the valley. By 1711, Palatine Germans seeking refuge in the New World had established seven small villages, or "dorfs", in the area, including Brunnen Dorf near the site of the present County Courthouse and Smith's Dorf near the Old Stone Fort. These early settlers thrived on the valley's fertile soils, cultivating crops and building mills along Fox Creek. By 1718, Peter Fuchs had constructed the region's first mill, laying the groundwork for Schoharie's reputation as the "Breadbasket of the Revolution."

The valley's settlers faced numerous challenges during the Revolutionary War. The Old Stone Fort, originally built as a Reformed Church in 1772, was fortified with wooden stockades and iron shutters to protect against British raids. In 1780, the fort stood firm against an attack aimed at destroying the valley's vital crops. This structure remains a symbol of Schoharie's resilience and now serves as a museum managed by the Schoharie County Historical Society.

As the community grew, churches became central to their social fabric. The Schoharie Reformed Church was established in 1721, followed by a Lutheran congregation in 1743. The Lutheran Parsonage (i.e., Palatine House), built that same year, is the oldest standing structure in the county, now housing a

² History of Schoharie County, and Border Wars of New York: Containing Also a Sketch of the Causes Which Led to the American Revolution; and Interesting Memoranda of the Mohawk Valley. It was authored by Jephtha Root Simms and originally published in 1845. See also the 1997 Plan and the Multi-Use Trail Archaeological report for additional historical information.

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museum that offers a glimpse into life during the 18th century.

Schoharie’s prosperity continued into the 19th century with the rise of the hops industry. Nearly every farm in the valley grew hops, an essential ingredient in beer production. During harvest season, workers from cities arrived to help pick the crops, which were then shipped by rail to breweries. The construction of the Albany and Susquehanna Railroad in 1865 further enhanced the area’s economic importance by connecting Central Bridge to larger markets.

The late 19th and early 20th centuries saw Schoharie embrace technological and cultural innovations. George Westinghouse Jr., a native of Central Bridge, developed his first inventions here before founding the Westinghouse Corporation. In 1917, Schoharie became the site of the world’s first open-air movies, shown in front of the County Courthouse. This tradition continued for decades, with the world’s first open-air “talkies” debuting in 1931.

Today, Schoharie retains its charm as a hub of history and culture. Landmarks like the Palatine House, DAR House, George Mann Tory Tavern, Railroad Museum, the Old Stone Fort, and numerous other historic homes and buildings reflect its rich past, while the picturesque valley, Karst topography, rolling hills, and valley locations along add to its natural allure. Schoharie stands as a testament to centuries of growth, resilience, and community spirit.

Past Planning Efforts in the Town and Village

Almost three decades of planning has been conducted by the Village or Town to provide a foundation and direction for economic and community development here. These plans have all had significant public input and have resulted in the adoption of policies that have in common a reiteration of the desire to preserve the unique character and environment of the Town and Village while promoting modern infrastructure and development consistent with the features that make Schoharie a quality place to live, work, and recreate. This plan builds, rather than replaces all that past planning work.

Supportive local policies have been developed over the years through the following planning efforts:

- Town and Village of Schoharie Joint Comprehensive Plan - 1997
- Town and Village of Schoharie Design Standards (Draft) - 2001
- Gateway Town Center Smart Growth Plan – University at Albany Study – 1999
- Village of Schoharie Updated Zoning and Design Standards, 2001
- Village of Schoharie Healthy Initiatives and Complete Streets Policy Guidelines, 2013

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- Village of Schoharie Long Term Community Recovery Plan, 2014
- Town of Schoharie Review of Comprehensive Plan - 2014
- Town and Village of Schoharie - New York Rising Plan, 2015
- Local Waterfront Revitalization Plan (LWRP)/Waterfront Recreational Assets Plan, 2016
- Village of Schoharie update to Comprehensive Plan to add adopted Long Term Community Recover Plan and Local Waterfront Revitalization Plan (Recreational Assets) – 2017
- Village of Schoharie Updated Zoning - 2017
- Hamlet of Central Bridge Community Planning Project – 2018
- Village of Schoharie Historic Resource Inventory and State & National Historic District Registry establishment, 2019
- Engineering Map, Plan and Report for Water District Extension No. 1 Central Bridge Water District – 2021
- Map, Plan and Report Sewer District Formation Schoharie Business Park - 2020
- Village of Schoharie Pro Housing Community Certified, 2024

Why an Updated Comprehensive Plan?

Twenty-eight years have passed since the original 1997 joint plan was developed. Many of the issues identified in the 1997 plan are still issues today and have yet to be fully addressed. The Village has conducted several other major planning processes such as the Waterfront and Recreation Revitalization Plan and the Local Recovery Plan. While many features and elements of Schoharie have remained the same, the Schoharie community has also faced many changes (See Trends) including a major flood, changing businesses on Main Street, changing demographics, new or changed land uses, increased housing costs, and loss of farmland. Central Bridge now has a sewer system that was not in place when the 1997 plan was created, and the Schoharie Business Park was not in existence yet. Further, there are many more regional, state and federal grant opportunities for local communities that the Town and Village can take advantage of.

A comprehensive plan is meant to be a ‘living document’ – relevant to the community over time. So that the Town and Village of Schoharie can optimally benefit from having a comprehensive plan, it needs to be both updated to address current conditions and relevant to the people who live and own property here. This updated plan reflects the attitudes and values of the people living here now and outlines a vision, goals and strategies for the future. This new comprehensive plan will serve as a long-term framework for public and private decisions that influence Schoharie’s community. It provides direction and a way for the Town and Village to focus their development, growth, infrastructure, community amenities and environment

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to meet their vision while providing a roadmap for the implementation of key actions and strategies.

How is a Comprehensive Plan Used?

A comprehensive plan is a locally developed document that serves to guide future decision-making in the Town and Village. Such a plan is adopted according to New York State Town Law 272-a and Village Law 7-722 and is a means to promote the health, safety and general welfare of the people of Schoharie. This Plan is ‘comprehensive’ in that it explores the diversity of resources and conditions that exist within the Town and Village. It provides the planning data and policy for future economic, housing, recreation, land use, environmental and other decision-making. This Plan is intended to be a vital document on which local decision making is based. To ensure this, the Plan includes an action strategy designed to help implement priority recommended actions over time.

In addition to providing the basis for future decision-making, this Comprehensive Plan provides a framework for local land use laws, such as subdivision, site plan review and zoning. Those local laws are mechanisms to implement various municipal policies, and those policies are articulated in the Plan. It is important to note, however, that this Plan is not a regulatory document; any change to existing, or development of new land use laws would need to be adopted according to procedures authorized under State law and through a separate process under the direction of the Town or Village Board. That future process would include public hearing(s), environmental impact assessment, and Schoharie County Planning Board review.

New York State law (Town Law 272-a and Village Law 7-722) grants municipalities the authority to prepare and adopt comprehensive plans. Once a comprehensive plan is adopted, there are several important implications. First, all governmental agencies conducting capital projects on land in the Town or Village are required to consider this Plan. That means Schoharie has a much larger stake in what other governmental agencies want to do when they are proposing a capital project here.

Second, it is the policy of New York State to encourage comprehensive planning for the sake of protecting the health, welfare and safety of its citizens. Therefore, most State agencies recognize, if not require, a comprehensive plan as a condition for grants and other funding or programmatic assistance. This ensures that public funds are spent in pursuit of a well-defined public goal.

Finally, New York’s Town Law 272-a and Village Law 7-722 requires that land use regulations must be in accordance with a comprehensive plan. Thus, local land use related laws may need to be updated to be consistent. This

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Plan does include recommendations related to improving our existing local land use-related laws.

Summary of this Planning Process

The strength of a comprehensive plan comes from the fact that it is essentially a grass-roots document. This Comprehensive Plan is based on significant community input and an analysis of resources, programs, and other local information to ensure that community needs and ideas are reflected.

Public opinion was learned through use of a survey and a public open house as well as other community engagement efforts conducted in the past few years by the Village (for the LWRP and the LTRC) and SEEC (for the NYS Downtown Revitalization Initiative and NY Forward Grant processes). The Plan also incorporates the knowledge and skills of the Comprehensive Plan Advisory Committee, and elected officials.

The process focused on answering three basic questions:

1. **What are the current conditions in the Town and Village of Schoharie?**
The Plan is built upon the Town and Village's strengths, weaknesses, opportunities, and threats to the quality of life desired by Schoharie residents.
2. **What is the desired future?** The Plan describes this by establishing a community vision and a set of long-range goals.
3. **What can the community do to attain its vision?** The Plan offers a comprehensive set of recommendations that address the issues of concern. These recommendations can be implemented through policy changes, new program creation or expansions, organizational changes, grant funding, regulatory and local law updates, and other actions that will guide the Town and Village toward the future it desires.

The issues, goals and recommended strategies detailed in this Comprehensive Plan are also based on new information gathered about the community, new public input, and relevant strategies from previous planning efforts in the Town and Village. However, it builds on the 1997 plan and several subsequent plans developed since that time.

Specific sources of information used to prepare this Plan included:

- The 1997 Town and Village of Schoharie Comprehensive Plan
- The Long Term Community Recovery Plan (Village) - LTRC
- The Local Waterfront Revitalizations Plan Recreational Assets – Village (LWRP)
- Central Bridge Hamlet Plan

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- Updated population and demographic information from the US Census and other available data from County, State and Federal governments
- Community facilities and services including water and sewer district information from Town and Village highway departments and engineers
- NYS Department of Transportation data on State Highways
- Mapped data available from County, State and Federal agencies including NYS DEC data on environmental conditions of the Town and Village
- Schoharie County documents and other studies include:
 - Schoharie County Agriculture and Farmland Protection Plan
 - Schoharie County Housing Study
 - Community Assessment Survey for Older Adults
 - Schoharie County Economic Development Plan

Planning Events and Milestones

The planning process was initiated in the late Summer of 2023 with the formation of the Comprehensive Plan Advisory Committee appointed by the Town and Village Boards and continuation of work with planning consultants organized by Community Planning & Environmental Associates to assist in all phases of the Plan's development.

A Town Board and Village Board-appointed Comprehensive Plan Steering Committee coordinated development of this plan. This group, made up of citizens and elected officials coordinated the planning effort that included collection of data about Schoharie and its resources, creation of a detailed set of maps to understand environmental resources and land use patterns, and attained public input through interviews, public meetings and a town-wide survey.

The public input received is the key foundation and strength of this plan. That input, together with data and maps, was used to identify Schoharie's strengths, weaknesses, opportunities the Town and Village can take advantage of, and threats facing the community. The recommendations made in this Plan can be directly tied to those strengths, weaknesses, opportunities and threats.

The following activities took place to develop this Plan:

1. Monthly Comprehensive Plan Advisory Committee Meetings, starting in August 2023.
2. Series of interviews with elected officials from the Town and Village.
3. Town-wide community survey having 587 participants.
4. Developed an updated town-wide inventory and profile of resources and characteristics.

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5. Developed new GIS-based maps with environmental and geographical information about the Town and Village.
6. Evaluated public input and all other information to determine the “Strengths, Weaknesses, Opportunities and Threats” facing the community (SWOT Analysis).
7. Updated vision and goal statements from the 1997 Comprehensive Plan.
8. Developed updated policies and actions, some of which are those included in previous plans but not yet implemented.
9. Developed a full draft plan including an action plan for implementation.
10. Sponsored a public hearing to hear public comment as required by NYS Town Law 272-a and Village Law 7-722(February 2025).
12. Submitted final Draft Plan to Town and Village Boards (March 2025).
13. Town and Village Board reviewed and hosted second Public Hearing as required by NYS Town Law 272-a and Village Law 7-722 (March 2025).
14. Draft Plan sent to and approved by the Schoharie County Planning Commission as required by NYS GML 239-m review (March).
15. Town and Village Board’s conducted an environmental review as required by the NYS State Environmental Quality Review Act (SEQRA – 6NYCRR Part 617).
16. Town Board and Village Board’s adopted the Plan via a resolution, and final documents and maps posted on municipal websites.

Summary of Public Input Received

Public engagement provided the basis for this Plan from interviews with local officials, a town-wide survey, two open houses, input from a volunteer, municipally appointed committee, and two public hearings.

The survey responses from Schoharie residents reveal a strong desire to balance development and preservation, focusing on maintaining the rural character while enhancing economic opportunities and community amenities. Affordable housing, particularly single-family homes, townhouses, and modern mixed-use buildings were identified as a priority, especially by younger residents. The survey shows there is significant support for economic development that brings well-paying jobs through small businesses, professional services, and industries that align with the community’s existing character. Additionally, the community is keen on improving infrastructure, particularly high-speed internet, roads, walkability, and public transportation.

Recreational opportunities and enhanced community engagement are also major themes, with residents advocating for more hiking and biking trails, creek access, playgrounds, and community activities. Environmental sustainability is important. Safety concerns, especially related to traffic and pedestrian infrastructure, were frequently mentioned, along with a need for stricter code enforcement to maintain community standards and property maintenance. Improved communication from local government, better healthcare access, and enhanced

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educational and youth services are other identified priorities. Overall, the community seeks a thoughtful approach to development that enhances quality of life while preserving the unique rural and historic character of Schoharie.

Highlights of Survey by Topic (not in any kind of priority order)³:

1. **Preserve Character and the Environment.** The Town and Village's natural beauty, scenery, small and rural character, open spaces, and sense of community were identified as critical strengths of the area. In the Village, the historical and cultural appeal and local businesses were other critical strengths. Many people appreciated the hamlet of Central Bridge while recognizing property maintenance and lack of business issues. There is a strong desire to maintain open spaces, farmland, and the scenic beauty of the area.
2. **Appropriate Economic Development.** There is consensus that it is very important to attract new businesses, create more employment opportunities, and help existing businesses grow and expand. Adaptive reuse of existing buildings, and supporting local farms, revitalizing Main Street were also felt to be important for Schoharie's future. Overall, utility scale solar, wind and mining were businesses that a majority of residents felt were not needed. Different locations in Town were identified as having different business needs. In the Village, a need for professional and personal services, cultural venues/entertainment, specialty food stores, restaurants and some recreational businesses was identified. In Central Bridge, more people felt that personal services, restaurants, and recreational businesses were needed than the other types of businesses. In the Town outside the I-88 area, most of the business types explored in the survey were identified as needed by more than 50% of participants except less than 20% of respondents indicated that utility scale solar, fast food restaurants, mining, truck stop, and warehouse/distribution were needed.

There are mixed opinions about the need for certain businesses at the I-88 area: the businesses felt to be needed by at least 50% of respondents include lodging and a truck stop. 40-50% felt fast food and warehouse/distribution were needed, and 30-40% said that light manufacturing, restaurant, recreational business, and technology related businesses were needed there.

3. **Address Scale of New Commercial Development.** The scale of a commercial structures built is important. Small scale buildings (example used in the survey as the NBT Bank in the Village) were supported for the Village and Hamlet of Central Bridge locations, with large scale buildings (example used in the survey as the BOCES building on Route 30) preferred at the I-88 interchange.

³ The survey and public hearing comments are summarized in more detail in Appendix 2.

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Small to mid-sale buildings (example used in the survey as the Apple Barrel) were preferred in other areas of Town. Use of very large scale buildings (example used in the survey was Wal-Mart in Cobleskill) had a mix of opinion with 48% of respondents not desiring this scale, while 39% desired this scale at I-88 and 25% desiring this scale at other locations in the Town of Schoharie. Clearly however, small scale to mid scale buildings were preferred in the Village and Central Bridge while larger buildings were preferred elsewhere, including at I-88.

4. **Careful Development at I-88.** Public input about development at I-88 reflects a diverse range of opinions. There was a significant portion of the respondents favoring commercial development here with the caveat that it is carefully done, that provides tangible benefits such as jobs, employment and tax base, and that it preserves the community's scenic and rural nature. A common direction offered for the I-88 area is to see business development here that aligns with the community's character and needs.
5. **Improve Infrastructure and Services.** Many locations along the major roads and intersections in town were identified as needing improvements in roads, bridges, and traffic control, more public transportation is needed. High-speed internet availability remains a concern (but not with younger participants). Many people discussed the need for better communication from town and village officials.
6. **Enhance Recreational Opportunities.** There is a call for more recreational opportunities for all ages, especially walking and biking trails, more connections to the Schoharie Creek for visual and physical access, improvements at Fox Creek Park, and taking advantage of the old fire house lot. Extending the sidewalk to Fox Creek Park was mentioned frequently as a need. Parks with youth and indoor activities was also a need.
7. **Expand Housing Opportunities.** While there was a clear, recognized need for more affordable housing, participants were not fully supportive of the many different kinds of housing that are generally more affordable. Single family housing was still the preferred housing type, followed by use of Accessory Dwelling units. Assisted living facilities were more supported in the Town outside the Village. While condominiums were not very supported in any location, mixed use residential/commercial structures were more favored. There was also less support for two-family houses in the Village and hamlet, three and four-plex homes did not have a lot of support, especially in the Village. Except in Central Bridge, there was significant opposition to apartment buildings with 5 or more units.

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Highlights of Public Comments on Draft Comprehensive Plan

Public comments derived from the Comprehensive Plan Steering Committee's public hearing held in February 2025 include the following:

1. Define 'community character' as it is such an important term, and the Planning Board needs guidance to properly apply this term. This definition should be in both the Plan and in zoning/subdivision regulations.
2. Development, especially in the Gateway District, needs clear and strict rules for the best control and follow-through. Consider adding a maximum building size to be allowed in that district. Letters received by the Town and Village urged thoughtful development for economic growth that compliments rather than overwhelms the landscape and urged for inclusion of height and size restrictions in the Gateway District. Further, ensure that zoning for the Gateway District is comprehensive and that it addresses both form and use-based zoning controls to ensure that future development aligns with community values and vision.⁴

⁴ Note that the Comprehensive Plan Steering Committee met post-hearing and made recommendations to address the comments raised during the public hearing. These are reflected in the final version of this document.

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Highlights of Current Conditions and Trends in the Town and Village

This Comprehensive Plan is based in part on information about the current conditions of the Town and Village. This chapter summarizes data from the 1997 Comprehensive Plan and other subsequent plans. Full details are provided in Appendix 1 of this Plan. This information contributes to a fuller understanding of the conditions in Schoharie and should be considered the “planning database.” Highlights of current conditions in the Town and Village are presented as follows.

Highlights of Current Conditions

Environmental Features and Water

Land uses in Schoharie Valley are dominated by agriculture and single-family residences. Rural housing and open space are common on hills and steep forested slopes and plateaus outside the valley. Topography in Schoharie ranges from ~580’ to over 2000’. It has been influenced largely by past glaciers and the Schoharie, Fox, and Cobleskill Creeks. Numerous caves, sinkholes, and other karst features are found in the Town of Schoharie, especially on Barton Hill and other limestone areas. Connections between these limestone features and groundwater supplies exist because of the physical connection between the surface and underground. There is a higher risk of polluting groundwater in locations having limestone features such as cracks, caves, and sinkholes.

In terms of water supply, the Town and Village of Schoharie use a variety of different sources for water. The Village of Schoharie obtains its water from springs in the Barton Hill area which is protected through watershed regulations. Water from Fox Creek is used in times of drought. Central Bridge has a water distribution system and a protected watershed around its reservoir. All other locations in the Town use groundwater from wells or springs. Several of Schoharie’s creeks, including the Fox and Schoharie, are protected by the New York State Department of Environmental Conservation. The Town also has several protected wetlands.

Schoharie Creek

In order to understand the Town and Village of Schoharie it is vital to understand the role that the Schoharie Creek and its tributaries play. Much of the area along the Creek is within the floodway or the 100 year floodplain and is included in the zoning district “floodway/agriculture”. Most of the areas that receive regular flooding in both the Town and Village are in agricultural uses.

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This contributes to both the commitment to agriculture Schoharie has as well as for mitigating the effects of floods. The Creek is considered a navigable water, and its floodway and floodplains are within mapped, regulated areas.

Thus, development throughout the valley and most of the Village is heavily challenged. The Waterfront District was added within the Village in 2017 and allows only low-impact recreational uses.

Agriculture & Land Use

Agriculture has been and continues to have a major positive influence on Schoharie. Agriculture makes up a large portion of the Village of Schoharie's land use. In the Village, 467 acres of land are still used for agriculture. These farms are critical to the regional farm economy and contribute to the character of both the Village and Town. In 2024, ~25% of the Town's land base is used for agricultural purposes. The Schoharie valley was known as "the Breadbasket of the Revolution" and major agricultural operations exist throughout that corridor, including in the Village. The majority of the Town of Schoharie is zoned as "Rural-Agricultural," allowing for both agricultural and residential uses. Residential uses in this district are focused on promoting low-density residential patterns that will not adversely affect the surrounding landscape and ability to carry on agricultural activities. Farmland within the Town, however, has decreased by 12% since 1994, an average loss of 2.5% of the Town's farmland per year.

Transportation and Pedestrian Infrastructure

Major road routes include NYS Route 30 and 30A, NYS Route 7. It also includes Interstate I-88, which has an interchange at Exit 23. In terms of automobile traffic, most traffic volumes have stayed relatively stable since 1994. Traffic through the Village between Bridge Street and the Route 443 intersection has slightly decreased by 2.5%. Traffic along County Route 1A until the end of Bridge Street has increased by 4.12%. However, traffic around the I-88 interchange has increased by 9% between 2021 and 2024.

Schoharie's transportation infrastructure is relatively limited in scope. Schoharie County Public Transportation System provides commuter routes to Albany with some additional route services.

In the Village, a well-developed pedestrian sidewalk exists. That infrastructure does not include connections throughout the Village, such as to the Old Stone Fort, Fox Creek Park, and Lasell Park. This makes it difficult for pedestrians to traverse across some parts of the Village easily. No sidewalk connections in the north of the Village connecting to Fort Road and the Old Stone Fort and Fox Creek Park exist. Crosswalks across Main Street (Route 30) exist but are not fully functional for pedestrian safety and slowing traffic, and there exists an opportunity to improve it. Crosswalks can be better

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demarcated, and sidewalk conditions improved within the Village. There are few pedestrian opportunities outside the Village.

Historic Character

The Village of Schoharie prides itself on its preserved historic character and the Town's historic land use patterns and landscapes remain largely intact. The Village has an established historic zoning district around the Old Stone Fort/Fort Road/Lily Park/Covered Bridge area, and the majority of the Village is within a designated National Register Historic District. The traditional Main Street downtown is largely intact with many significant commercial and residential structures remaining – representing the Village's long settlement dating to before the Revolutionary War. The Village's historic assets also include the Railroad Museum, the Old Stone Fort, the 1743 Palatine House, the DAR House, and others.

The Railroad Museum is a museum dedicated to preserving and displaying the history of the railroad within the Town and Village of Schoharie. No discussion about Schoharie's historic character would be complete without a mention of the Old Stone Fort. The Old Stone Fort is a former 1770s church that was fortified as a fort during the American Revolution. The property includes a complex of buildings and has been in operation as a museum for 125 years. The Parrott House, considered an anchor structure of historical and economic importance in the Village, is being renovated to return it to its use as a restaurant and hotel.

Schools, Parks and Community Services

Both the Village and the Town are in the Schoharie Central School District, which is home to Schoharie Central School (SCS). The SCS campus has a prominent location and role in the Village and offers an interconnected pre-k through 12 educational facility and school district administrative offices. The school population draws students from surrounding towns. The school is also open for public use outside of school hours by permission, and many locals use the track, playground, and tennis court facilities when school is not in session.

The Town of Schoharie also hosts the BOCES Career/Technical High School (part of the Capital Region BOCES program), provides shared educational services and programs to many different school districts and is critical to building the area's future workforce.

Parks include Fox Creek Park, Lasell Park, and the Covered Bridge in the Village. Also included is the ball field at Central Bridge. Fox Creek Park offers little league baseball facilities, Lasell Park offers a scenic picnic area with a pavilion, and the Covered Bridge adds to Schoharie's scenic and historic

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character. Several additional recreational facilities have been developed in Town since the 1997 Comprehensive Plan.

More recently, the Schoharie Promotional Association and the Village of Schoharie developed the Lily Park near the Old Stone Fort and along Fox Creek. It offers relaxing gardens and areas for reflection as well as trails and benches and has a pedestrian connection under the Route 30 bridge to Fox Creek Park.

Other recreational facilities include the Schoharie Community Pool, which serves both the Village and Town of Schoharie as well as the nearby Town of Wright. It is home to a local swimming team as well as Red Cross-certified swim lessons during warmer months. In addition to the playground at SCS, another children's playground is associated with the Reformed Church.

Influential Trends Facing the Town and Village

While many features of Schoharie have remained the same over the past few decades, the community is facing change. Appendix 1 fully outlines resources in Schoharie, and demographic, housing, and economic conditions and trends. This recommendations and strategies established in this Plan are designed to help minimize negative impacts and take advantage of new opportunities to enhance the community. Some of the major trends facing Schoharie include:

Population Trends:

- The Town of Schoharie and Village of Schoharie remains relatively stable but has experienced some decreases followed by increases over the past several decades.
- Both the Town and Village's population grew between 1980 and 1990. Population peaked in 1990 and then declined in the next decade (70 people in the Town and 14 people in the Village). Population declined further between 2000 and 2010. However, the population in both the Town and Village has remained stable since 2010.
- Net migration of new people to the community shows a slight positive impact, with a projected increase of 60 people due to migration, which offsets some of the natural population decline from an aging population (a natural decrease of about 119 people by 2040. Note that proposed housing developments in the Village (at the County Public Safety Building site, and at the former Great American site is likely to increase Village population.)
- Although more recently shown to be increasing, the Village and Town has experienced a decrease in school enrollment like the majority of upstate New York communities. Enrollment declined from 984 in 2008 to 810 students in 2023.

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- According to projections, the broader Schoharie County's population is expected to continue a slow but steady decline, with the county population forecasted to be approximately 30,029 people by 2040.
- The median age in the Village of Schoharie is 35.2 years, the lowest in the region. The Town's median age is slightly higher at 37.3 years, indicative of a younger demographic than the broader region but with signs of aging.
- While the median age in the Town and Village is relatively low, broader trends suggest challenges related to an aging demographic and the associated socioeconomic impacts.

Housing Trends:

- The majority of housing stock in the area is single-family residential.
- There is a mix of older homes, which are a significant part of the historic character of the Village and Town, but many may require maintenance and modernization.
- Housing affordability is a concern for some residents, with a portion of the population being cost-burdened by housing expenses.
- There has been limited new housing development and economic constraints.
- An aging population highlights the growing need for senior-friendly housing options, including accessible homes and assisted living facilities.
- Potential development of the old County jail site and the former Great American parcel with multi-family uses would provide more affordable housing opportunities.
- Housing is less affordable for individuals with incomes close to and lower than the Town and Village median. Affordability is defined as the relationship between the median value of single family homes and household income. Nationally, a ratio of 2 or less is considered affordable. Within both the village and the town, housing prices are becoming increasingly unaffordable. In 1997, the Village had a ratio of 2.05 and the Town had a ratio of 2.07. In 2021, the Village had a ratio of 3.3, and the town had a ratio of 2.8.

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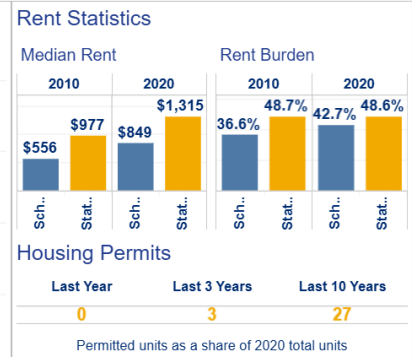
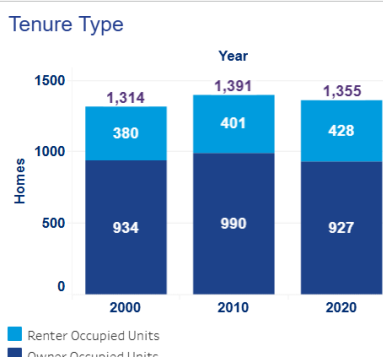
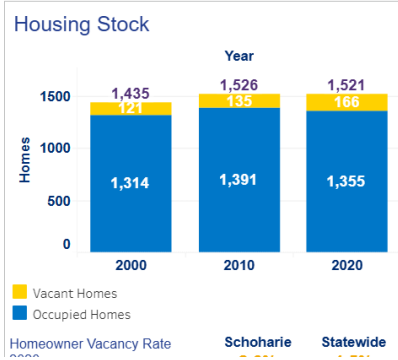
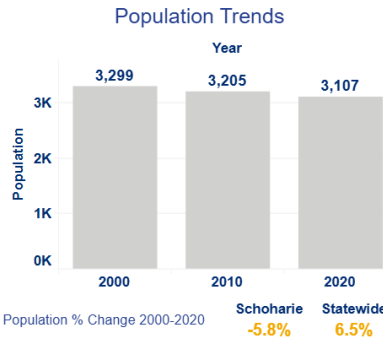


Town of Schoharie

County/Countries: Schoharie
Region(s): Mohawk Valley



Area 29.9 sq mi



From: <https://www.governor.ny.gov/new-york-state-housing-statistics>

- The housing stock town-wide has increased about 6% between 2000 and 2020. Vacancy rates in the Village were higher than in the Town overall (19% vs. 9%), and homeownership rates are lower (57% vs. 71%) most likely due to more rental properties. Proposed housing developments in the Village, if realized, may change the overall vacancy rate.
- In addition to not having an abundance of available housing units and affordability, maintenance of properties has been noted as a concern to residents and landowners, especially in Central Bridge.

Land Use Changes:

- The reduction in agricultural land parcels, as some are converted to residential use, impacts the rural character of the area. Loss of agricultural land can change the environment and community character.
- Flooding remains a challenge for housing, particularly in the Village, which has a significant portion of its housing stock located within flood-prone areas. This impacts the availability and desirability of certain homes, especially after events like Hurricane Irene in 2011.
- Zoning updates and planning initiatives include provisions to encourage the development of diverse housing types, such as mixed-use buildings, multi-family housing, and senior housing.

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- Central Bridge has experienced loss of local businesses and increased blight and property maintenance issues.

Main Street and Business Development Changes

- While some Main Street buildings remain vacant, new businesses continue to open and adaptive reuse such as 287 Main (Schoharie Economic Enterprise Corporation office) have also introduced art and co-working space.
- The Parrott House is in the process of being rehabilitated for a restaurant and boutique lodging.
- Wedding and event venues in Town operate successfully and serve to bring many people to the Town and Village.
- Business interest at the I-88 Interchange area has increased. A 550,000 square foot warehouse development there has been approved and when built, will bring jobs, taxes and economic opportunities to the Town.
- The Town and Village have been successful in securing additional funding to address economic development, infrastructure, and other community needs.
- Schoharie Central School located in the Village has significantly upgraded its High School, Elementary School, parking, signage, landscaping, and sports facilities along with academic improvements that enhance Schoharie as a quality place for families with school-aged children.

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Natural Beauty and Outdoor Lifestyle

Schoharie's character is deeply connected to nature, outdoor recreation, and a relaxing lifestyle.

Agriculture and Farming

The agricultural roots of the community are strong, Farms, farmland, and our agricultural heritage are central to Schoharie's identity.

Rural Nature

People value Schoharie's ruralness - described as traditional with the Village and Central Bridge Hamlet surrounded by low-density development, farmlands, and natural landscapes.

Scenic Beauty

Beautiful views, rolling hills, and picturesque landscapes are frequently highlighted as key aspects of Schoharie's charm.

Historical Significance

- The town's rich history and traditional values are prominent, with pride in its historical roots and structures being frequently noted.

Quiet and Peaceful

Peacefulness and quiet living are highlighted as major draws of Schoharie, contributing to its appeal as a place to live or raise a family.

Friendly and Supportive Community

The Town and Village are described as friendly, close-knit, neighborly, and with people willing to lend a hand to others.

Schoharie's Character Are Defined by the Qualities Describe Above.

Strengths, Weaknesses, Opportunities, and Threats Facing Schoharie

This section of the Plan summarizes the Strengths, weaknesses, opportunities and threats identified facing the Town and Village (SWOT). A full listing of all SWOT information gathered from the public and data can be found in Appendix 2.

Public engagement for this Plan as well as maps, demographic data, and other information on Schoharie's resources and current conditions have been organized to aid in understanding of both assets and challenges facing the Town and Village.

- Strengths are elements that are highly valued assets that should be maintained in the community.
- Weaknesses are challenges or issues that need to be addressed or enhanced.
- Opportunities are actions, program, policies, or ideas that can be implemented over time to address the weaknesses and maintain the strengths.
- Threats are large-scale or outside influences on the community that adversely affect or could adversely affect Schoharie long-term.

SWOT – What is It?

An evaluation of strengths, weaknesses, opportunities, and threats (“SWOT”) facing the Town and Village of Schoharie form an important part of this Plan. The features included in the SWOT were identified from public input as well as analysis of current conditions. The SWOT helps identify those important topics to be addressed in this Plan.

Organizing information by this SWOT also helps the Town and Village focus on ways to maintain its strengths, fix its weaknesses, take advantage of opportunities, and prevent threats from adversely impacting the community.

Strengths

- Agriculture and farmland
- Community events
- County seat brings workers to Town and Village
- Festivals and events that promote community
- High quality environment and natural surroundings
- Historic features & preserved buildings and landscapes
- I-88 and the interchange area
- Lily Park, Fox Creek Park, Lasell Park
- Local small businesses and agricultural-centered businesses
- Low crime rate - safe
- Open spaces
- Outdoor recreation and parks
- Prime farmland soils, farmland, agriculture, and access to fresh food
- Proximity to the Capital Region
- Rural character

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- Scenic views and landscapes, especially of Terrace Mountain and hills on either side of the Schoharie valley
- Schoharie, Fox and Cobleskill Creeks
- Schools and educational opportunities
- Sense of community
- Small town/rural character – friendly, close-knit
- Tourism
- Unique geology – caves and Karst
- Walkability

Weaknesses

- Aging population, loss of population
- Blight - Absentee landlords and property maintenance in some locations
- Broadband and cell service not yet available in all locations
- Disconnected and old pedestrian infrastructure in Village
- Flood risks
- Inconsistent speed limits and speeding
- Lack of affordable housing, few rental opportunities
- Lack of good connections to the Schoharie Creek as a resource
- Lack of employment opportunities especially to keep youth in community
- Lack of lodging
- Lack of support of small businesses by community members
- Lack of unified vision for development near I-88 – leads to division in community
- Lack of spaces for younger people (<18 years old) to socialize
- Lack of new businesses that serve local needs
- Large trucks through the Village
- Limited commercial tax revenue sources
- Limited enforcement of building codes
- Limited public transportation and alternatives to driving individual cars
- Little access to healthcare, mental health or social services
- Low ADA (American with Disabilities Act) accessibility
- Loss of population
- No pedestrian connections to Fox Creek Park, Old Stone Fort and Lilly Park
- Overall condition in Central Bridge
- Perceived high taxes
- Perception, especially from outside the area that Schoharie is a location far from the Capitol Region
- Presence of a large, commercial mine within Town and Village
- Vacant structures

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- Water availability

Opportunities

- Adaptively reuse the old County jail site in Depot Lane
- Adopt new design standards so that commercial buildings have a scale and design consistent with the community and location
- Agritourism
- Attracting more small businesses to grow job opportunities
- Build pocket and neighborhood parks, especially in the Village and Central Bridge including use of the old fire house lot for a park, dog park or community garden space
- Development of mixed uses (housing and commercial) near I-88 interchange that meets the siting and design expectations of the Town and Village, including lodging
- Development of new spaces for kids/teens
- Flood awareness programs, and continued flood-proofing of structures
- More access to open spaces and creeks
- Ongoing revitalization of Main Street
- Ongoing revitalization of Central Bridge
- Overall efforts to beautify Town and Village
- Potential for roundabouts at 30/443 and at 30A/7
- Provide more housing styles and opportunities to address affordable housing.
- Provide physical and visual access to Schoharie, Fox and Cobleskill creeks
- Redevelopment of blighted/run-down buildings, especially in Central Bridge
- Specialty stores (ethnic food, bakeries)
- Use Accessory Dwelling Units and Mixed-use developments to provide more housing choices
- Use traffic calming measures in Village including enhanced crosswalks
- Winter tourism development – promote Schoharie for 4 season tourism

Threats

- Aging population
- Commercial mining operations
- Development that may alter the character of the town
- Flooding
- Lack of affordable housing
- Solar development

Other SWOTs Specific to Village of Schoharie

Strengths

- County Buildings and operations
- Free parking
- Free Wi-Fi (Continuing to be improved)
- Historic District
- Historical features, buildings, character, and architecture
- Main Street
- Museums including Old Stone Fort, Railroad Museum, Lutheran Parsonage and parks
- New opportunities at the old jail and old Great American site
- Parrott House rehabilitation
- Scenic views and landscapes
- Schoharie Promotional Association and other involved organizations
- Schools/educational opportunities in Village
- Sense of community
- Small village/rural character
- Strong local businesses
- Village of Schoharie has grown in population post flood
- Water and sewer availability for increased housing development and density within the Village

Weaknesses

- Few recreational opportunities within Village
- Lack of affordable housing
- Lack of more effective code enforcement
- Lack of new employment opportunities in Village
- Limited community engagement
- Main Street buildings not fully occupied for either commercial or residential uses
- Mine in the Village and its related traffic, noise, blasting and other impacts
- Need more businesses on Main Street to draw people in to Village
- Truck traffic on Main Street
- Vacant buildings and some blight

Opportunities

- Complete street programs including updated pedestrian infrastructure (crosswalks, etc.)
- Completion of the multi-use trail and promotion to connect to the Creek and use that for both recreation and economic opportunity
- Develop child care opportunities
- Enhance back parking lot behind Main Street stores
- Implement a summertime farmers market in the Village
- Implement programs to reduce flood insurance and risk of flooding

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- Local business expansion, including (but not limited to) retail, bakeries, South/Southeast Asian restaurants and other food-related venues
- New pedestrian connections along Bridge Street
- Provide EV charging stations
- Redevelopment of run-down buildings and lots throughout the Village
- Redevelopment of the old jail site for housing
- Reuse and redevelopment of the former Great American lot
- Reuse Village FEMA-Buyout parcel on Bridge Street for recreation and revitalization
- Revitalization of Main Street with the Parrott House as the anchor
- Use of increased traffic calming measures
- Work with SEEC and other economic development programs and agencies available to assist the Village

Threats

- Flood risk
- Commercial mining in Village
- Karst geography that may be limiting and is environmentally sensitive in certain locations of the Village

Other SWOTs Specific to Town of Schoharie

See also the Central Bridge Hamlet Plan for additional SWOT and hamlet-specific information.

Strengths

- Ability to expand water and sewer from Schoharie Business Park
- Active farms, prime farmland soils
- Central Bridge has infrastructure, location, and lands that make expansion and development feasible
- Community values preservation of farmland, natural spaces and the natural beauty of the area
- Historical features and buildings
- I-88 interchange area is in a prime location - can serve as a “gateway” to both the village, town, and county of Schoharie
- Scenic views and landscapes
- Schoharie Business Park
- Schools/educational opportunities (BOCES)
- Sense of community
- Small town rural character
- State Routes 30, 30A and 7
- Strong local businesses nodes along Route 30 and 30A – examples Apple Barrel, Carrot Barn, Sable Wood that compliment Village businesses
- Two traditional centers – Central Bridge and Village of Schoharie

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Weaknesses

- Central Bridge has a lack of local government representation
- Flood threats
- Lack of affordable housing
- Lack of commercial development/jobs/commercial tax base
- Lack of consensus and direction desired for future development at I-88 interchange area
- Lack of employment opportunities
- Lack of maintenance on some town roads
- Limited activities for youth and teens
- Limited public transportation
- Limited services for local population including grocery store and medical care
- Mine expansion
- Poor farm economy threatens loss of farms and farmland
- Property upkeep and zoning enforcement
- Some areas without good cell or internet access
- Substance abuse issues, especially in Central Bridge

Opportunities

- More areas for recreation, including hiking, biking and vehicular (snowmobiles, ATVs)
- More lodging development
- Development at I-88 interchange for a variety of mixed uses, including lodging, emphasizing design and maintenance of views and community character
- Land use programs to protect prime farmland soils and agriculture – both in the Valley and on hills
- Land use programs to protect scenic views
- Land use programs to promote development patterns such as conservation subdivisions

Threats

- Flood risk and drainage issues
- Mining
- Pollution and loss of natural resources
- Utility scale Solar and wind development

Planning for Tomorrow - Schoharie's Vision

A vision statement describes our community's values and aspirations and offers a shared image of what people want Schoharie to become in the future. The vision statement is based on community input and addresses many elements that contribute to the social, cultural, environmental, and economic fabric of the Town and Village of Schoharie.

Schoharie's Vision for the Future

Schoharie will be a vibrant, welcoming community that honors its rich rural heritage, scenic, natural beauty and rural environment while fostering sustainable economic growth and development. We will offer modern infrastructure, including high-speed internet, improved roads, and walkability to enhance the quality of life for all residents. People from throughout the region will visit to enjoy our shops, restaurants, scenery, outdoor recreation, and cultural activities. We will cultivate a thriving local economy by supporting local businesses, farms and agribusinesses, and development opportunities that align with our community's needs and values. Working together, the Town and Village will promote progress to attract new economic opportunities while ensuring that Schoharie remains a beautiful, thriving community for generations to come. Schoharie will be a place where families, seniors, and youth find support and engagement through diverse recreational and cultural opportunities, services, housing, and jobs. Our Town and Village local governments are dedicated to safety, effective governance, and transparent communication, and will empower residents to participate actively in shaping our future.

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Core Values - Schoharie's Goals and Guiding Principles

Goals provide an observable result that is directly connected to the theme and the overall vision of the Town and Village. Each theme has one or more broad goals established to help the Town and Village reach their long-term vision and address identified needs. The goals are organized to address the strengths, weaknesses, opportunities and threats uncovered during the planning process.

To meet the vision presented above for the Town and Village of Schoharie, the following goals are established in this Plan. Each goal is further detailed with guiding principles that are strategic guidelines that will help the Town and Village operate and make decisions in the future.

Goal 1: Preserve Schoharie's Character, Rural Heritage and Scenic Quality.

Guiding Principles:

- Preserve and enhance the small town character and features that makes Schoharie a quality place.
- Identify and protect visual, scenic and historic resources.
- Preserve our agricultural heritage.
- Maintain the residential qualities of the Town and Village.
- Ensure that new commercial development is appropriate in scale and design with existing structures and community character.
- Promote smart growth.
- Enhance streetscapes, walkability, and property maintenance in the hamlet of Central Bridge.

Goal 2: Promote Economic Growth.

Guiding Principles:

- Enhance economic opportunities with balanced and sustainable development aligned with Schoharie's character and environment.
 - Foster entrepreneurship, small businesses, new job opportunities and an expanded local property tax base through increased economic development with higher density or more intense development focused with walkable neighborhoods in the Village, Central Bridge, and in the Town at the I-88 interchange area.
 - Encourage the development of agritourism and diversification of farms to boost the local economy and to maintain rural community character.
 - Link the area's agricultural, historic, rural and scenic qualities with more opportunities for tourism, professional service jobs, and new businesses.

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- Align new development so that Schoharie’s character and scenic qualities are maintained. Ensure that commercial growth in Town, Central Bridge and in the Village are complimentary with each other and that they emphasize building design, scale, landscaping, and intensity of use, especially at the I-88 Interchange area.
- Encourage lodging, mixed uses, and other small to large commercial structures while discouraging very large and visible developments at the I-88 Interchange.
- Facilitate the revitalization of the Village’s Main Street. Promote re-use use of existing buildings on Main Street and infill in existing commercial centers, including in Central Bridge.
- Maintain the current, low density, mostly non-commercial nature of the corridor between the Schoharie Business Park/I-88 area south to the Village of Schoharie.
- Support mixed-use developments in appropriate locations.
- Enhance promotion and marketing of Town and Village.
- Ensure that economic development activities are consistent with the other goals and objectives in this plan.
- Use community host agreements for major commercial development to promote additional economic benefits and funding for locally important initiatives.

Goal 3: Develop Sustainable Housing. Enhance housing opportunities for all residents and income groups.

Guiding Principles

- Allow for a variety of high quality, attainable housing types to meet the needs of all residents, especially young families and senior citizens.
- Prevent low density sprawl into prime agricultural areas in Town.
- Ensure that multi-family and mixed use housing opportunities have the scale, intensity of use, and design that are consistent with the small town, rural, and historical nature of the areas.
- Ensure that large subdivisions or manufactured home parks are located and designed in a manner consistent with available public services, natural resources, and existing neighborhood character.
- Require that large subdivisions proposed outside the Village or hamlet of Central Bridge are designed as a conservation subdivision that preserves at least 50% of the parcel as permanently preserved open space.
- Create incentives that promote, or development standards that require, provision of affordable and attainable housing when multifamily or major subdivisions are proposed.

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- Density of housing should be promoted as important land use controls instead of minimum lot size to prevent low density sprawl.

Goal 4: Protect Schoharie’s Environmental Resources. Ensure that land uses are consistent with the capacity and function of the land and other resources.

Guiding Principles

- Maintain the natural functioning of flood zones and stream-side corridors, wetlands and forested areas, and minimize adverse impacts to these important natural areas.
- Minimize potential flood damage to structures and infrastructure.
- Provide for the long-range protection of our natural resources, especially along the Schoharie and Fox Creek’s, Terrace Mountain, and in Karst areas.
- Minimize fragmentation of large tracts of remaining forest land.
- Protect open spaces including farmland.
- Protect water resources to maintain high water quality and quantity, as well as to support outdoor recreation and wildlife habitat.
- Encourage land uses that are “clean” and that have few environmental impacts and discourage those that put the area’s environment at risk.
- Adopt programs, technologies, and policies that help Schoharie address climate change.

Goal 5: Enhance Infrastructure. Prevent traffic congestion, enhance pedestrian safety and connections between areas within the Town, and plan for focused use of water and sewer infrastructure.

Guiding Principles

- Concentrate water and sewer infrastructure expansions to centers of growth in and around the Village, hamlet of Central Bridge and I-88. Discourage expansion of such infrastructure in locations that would induce commercial or housing growth outside those centers of growth.
- Improve walkability within and between our growth centers and provide for a safe pedestrian environments.
- Provide for improved and accessible parking in the Village and in Central Bridge.
- Advocate for additional traffic control on State and Town highways and lowered vehicle speeds within the Village of Schoharie.
- Maintain adequate police, fire and ambulance services in the Town and Village.

Town and Village of Schoharie Comprehensive Plan

Goal 6: Enhance quality of life for all residents.

Guiding Principles

- Improve youth services and development activities that engage young people. Provide for future recreational needs, especially activities and facilities for young children and teens.
- Enhance the Town's parks and playgrounds, including providing indoor facilities for all ages. Enhance existing parks (Fox Creek, LaSalle Park, Lily Park, the Central Bridge Civic Association Park, etc.) to meet the recreational needs of the community.
- Provide more access to Schoharie Creek and ridge tops with walking and biking trails, and for enhanced connections between the Town's developed areas of the Village, I-88 and Central Bridge.
- Promote responsible recreational use of the area's natural resources.
- Support initiatives that celebrate Schoharie's arts, local history and culture.
- Support and promote the many museums and historic sites in Town including the 1746 Palatine House, Railroad Museum, Depot Lane, and Old Stone Fort.
- Expand senior services.
- Organize events that bring the community together.

Goal 7: Strengthen Community and Local Governance. Provide for quality local governance, administration, and local law enforcement.

Guiding Principles

- Ensure proper training of zoning and planning officials and orient Town and Village elected officials to planning policies detailed in this Plan.
- Ensure consistent and equitable enforcement of land use regulations, including zoning.
- Maintain safety and compliance with local laws and building codes.
- Enhance tools that help promote public understanding and easy use of Town and Village codes. Promote public education and participation in the planning process.
- Ensure that our local regulations are well defined, clearly written, and up-to-date to meet the needs of the Town and Village.
- Ensure compatibility with land use regulations between Town and Village, including the Hamlet of Central Bridge.
- Promote cooperation and communication between Town and Village planning agencies and adjoining municipalities, especially with regards to the Hamlet of Central Bridge.
- Foster community engagement and communication in all aspects of local government. Encourage community participation in planning and decision-making processes.

Schoharie's Communities and Places

In order to help Schoharie attain its vision, meet its goals, and implement its guiding principles for the future, this Plan provides additional direction for specific places within the Town. Each of the following focus areas have different characteristics and roles in the community (see map below). Each focus area has different land uses, character, siting and design features, landscapes, and environments. Future planning and development should respect these differences and work to keep each a unique and distinct part of the whole Town.

The following describe future site-specific visions for each of these areas in the Town and Village and represent the form of future development, as envisioned by the residents and landowners of Schoharie. These descriptions will in turn provide policy-level guidance that will inform the Town and Village's zoning and land use regulations. Using the intent and direction of these focus areas, the Town and Village can develop policies and land use direction through implementation of the recommendations detailed in the following section. This high-level policy guidance for each focus area should inform local zoning laws and future land use regulations, programs, and capital improvements should be consistent with these directions to help Schoharie attain its overall vision and goals.

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- a. **Village of Schoharie:** The Village of Schoharie should remain as the core center in the Town of Schoharie and the county-seat where traditional and historic character, natural landscapes created by the Schoharie and Fox Creeks, its Main Street, and its residential areas remain central to its identity. The Village is a key area for infill and more residential density due to its water and sewer availability and balances thoughtful development consistent with its aesthetic and built character with environmental stewardship, particularly through the protection of its floodplains and waterfront areas.

At the heart of the Village lies its Central Business District, where commercial enterprises thrive alongside government buildings, service and religious structures, and mixed-use buildings that blend commercial and residential spaces, in a compact, walkable setting with modern infrastructures that maintain the charm of Schoharie's traditional core. The Village values inclusivity and growth that builds on its opportunities as the Town's center.

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With a focus on sustainable growth, the Village provides for the needs of senior residents and promotes a diversity of housing types in key locations. The Village of Schoharie places a strong emphasis on preservation of its historical assets, ensuring that future development respects both the environment and the Village's rich architectural and cultural legacy.

- b. **Hamlet of Central Bridge:** The Hamlet of Central Bridge is a revitalized, safe and family-friendly community that continually adjusts to ever changing social, economic and housing dynamics while maintaining its rural character and remaining a desirable place to raise a family. Central Bridge's rejuvenated pedestrian friendly residential/commercial core is home to locally-owned businesses, amenities and conveniences valued by residents and visitors alike, balanced by rural landscapes that support agricultural enterprises, scenic views and important natural resources.

Housing remains affordable and attractive to all types of families. Recreational and open space resources have been enhanced and integrated with the Hamlet's pedestrian and bicycle connectivity system and regional trails. The hamlet will continue flourishing with engaged residents, business owners and leaders working together to advance and communicate common values, goals and priorities key to sustaining community victory.⁵

- c. **Route 30 Corridor:** New York State Route 30 serves as a key thoroughfare that connects the community to the broader Mohawk Valley, Capital District and Catskill's region. Stretching through the center of the Schoharie Valley, the Route 30 corridor is the major north/south artery for local residents, businesses, and travelers. It's unique character is maintained to continue to showcase the town's blend of rural charm, scenic views and historic significance.

The Route 30 corridor will reflect the town's agricultural roots, with stretches of farmland, scenic open spaces, and rolling hills framing the road. Residential uses, farms and wooded open spaces will continue to dominate the landscape along Route 30. Although small business nodes are interspersed along the corridor, future development will favor farming, maintenance of scenic areas, clustered residential development, and farming in a way that maintains Route 30's environmental, historical and agricultural ties and alleviates the need to expand water and sewer within the corridor.

⁵ From the Hamlet of Central Bridge: Community Planning Project Final Report March 2018 Vision Statement.

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- d. **Route 7 Corridor:** The New York State Route 7 corridor plays a role as an east/west connector between the local community and the regional transportation network. The stretch of Route 7 in the Town serves as both a gateway for visitors and a vital conduit for vehicular traffic, linking the town to the interstate and beyond.

Route 7's landscape will continue to reflect a mix of rural and low density residential development. The corridor showcases the town's natural beauty, with rolling hills, open fields, and patches of woodlands providing a scenic backdrop for drivers traveling in both directions. Terrace Mountain continues to dominate the view from Route 7 traveling west. Farm properties, along with low density or clustered residential uses add to the Town's agricultural traditions and rural identity here. The proximity of Interstate 88 from Route 7 makes part of this route a strategic location for gateway development (see below). New infrastructure serves the Route 7/Route 30A, I-88 hub but is concentrated there to prevent growth inducing development along other portions of Route 7.



- e. **I-88/Schoharie Business Park/Route 7 Commercial Area Focus Area:** The area around I-88's Exit 23 in the Town functions as a key transportation hub, providing direct access to the Village of Schoharie and surrounding areas and is an important connector linking Schoharie to the broader highway network. In the Town of Schoharie, this area is the gateway to the Schoharie Valley. As such, the area has opportunities to serve as a Gateway District that capitalizes better on its strategic location.

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Development here is well-planned and designed to have a scale and intensity that preserves community character with uses that benefit the community and that are consistent with the other valued goals articulated in this Plan. The Gateway District encompasses the interchange area as well as the currently zoned commercial areas in this area and the Schoharie Business Park to allow this area to be planned as a unit to balance and accomplish these goals. This area should be planned with infrastructure to support a commercial and possible mixed commercial/residential area that fosters strong ties with Central Bridge and the Village of Schoharie. In addition to the Village of Schoharie and hamlet of Central Bridge, it should serve as the other focused growth node in Schoharie.

Concentrated development areas in Central Bridge, I-88 and in the Village of Schoharie promotes smart growth (see page 71 for more detail on smart growth principles). Mixed land uses in these focused areas rather than sprawling across the Town can create more housing choices, promote development where infrastructure is sustainable, and will build on the existing patterns in Schoharie. Proper planning can increase connections between the I-88 area, the Village and Central Bridge with walkable/bikeable designs and pathways and promote sustainable neighborhoods.

The gateway district will help attain the following:

- Attract Investment
- Boost Tourism
- Create Jobs
- Grow the Tax Base

And at the same time allow for the:

- Leverage Schoharie's Rural Character and Agricultural Roots
- Maintain the Area's Distinctive Character
- Promote Sustainable Development that Matches Infrastructure and Environmental Capacity.
- Serve to market other Village and Schoharie Valley attractions and amenities

As we chart the future of the Gateway District, it is essential to balance our community's character, economic objectives, and environmental sustainability. The Comprehensive Plan acknowledges concerns about developments that significantly exceed established norms for size, often referred to as 'very large-scale' projects. We are committed to ensuring that all development aligns with our town's character, upholds high aesthetic standards,

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and prioritizes sustainability and environmental protection while recognizing the benefits of new businesses and facilities that offer substantial employment and tax revenue that contribute to local vitality. This plan promotes a diverse mix of building sizes and uses, thoughtfully integrated through quality landscaping, site planning, and sustainable design practices to minimize ecological impact and preserve natural resources. To achieve this balance, detailed regulations to be implemented under the Gateway District Zoning Regulations will carefully define building size in relation to economic, community, and environmental impact, allowing for a variety of development scales while maintaining the integrity of our long-term goals for growth, preservation, and sustainability. This approach establishes clear boundaries while ensuring the flexibility needed to attract and accommodate responsible development that respects both our community and its natural surroundings.

- f. **Barton Hill Focus Area:** The Barton Hill area plays a crucial role in the local environment and community. This area is defined by its rolling terrain, woodlands, and watercourses that drain into the Schoharie Creek. A large portion of the Barton Hill Area is included in the Barton Hill Watershed – the source of drinking water for the Village of Schoharie. Underlain by limestone rock (Karst), the watershed area is not only important for its ecological value but sensitive to development due to the many cracks, crevices, sink holes and other karst features that result in considerable links between ground surface and underground water sources. Land development there is largely low density residential with small home-based businesses and agriculture. Barton Hill’s forests and vegetative cover play a vital role in preventing soil erosion, filtering pollutants, and maintaining biodiversity by providing habitat for various plant and animal species.

Barton Hill is also a scenic area that contributes to the visual and recreational appeal of the Town of Schoharie. The natural beauty of the area is an asset highly valued by the residents and landowners in Schoharie and preservation of the Barton Hill area is key to maintaining the rural charm of Schoharie and to protect potable water sources for the Village. Careful development in this area should serve to maintain its rural character, protect open spaces, and support sustainable development.

- g. **Terrace Mountain/Schoharie Hill Focus Area:** Terrace Mountain is a visually striking and significant natural feature that contributes greatly to the town's scenic beauty and overall landscape. Its prominence in the region provides a stunning backdrop to the Schoharie Valley, offering dramatic views and creating a distinct sense of place for residents and visitors alike. It serves as a key focal point within the

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landscape of the Schoharie Valley along Route 30 and should have specific development standards designed to maintain that.

Visually, Terrace Mountain helps define the identity of the Town of Schoharie. It serves as a natural landmark that residents and visitors associate with the region's rural and natural heritage. The importance of Terrace Mountain and its role in the valley landscape is reflected in efforts to maintain its natural beauty and prevent overdevelopment or inappropriate development that could disrupt its scenic integrity.

- h. **Warner Hill/Ward Lane/Stoneybrook Road Focus Area:** These areas play important roles in supporting agricultural activities. They contribute to the aesthetic appeal and scenic character of the Schoharie area. Significant forested ridgelines interspersed with meadows, farms, and low-density continue to characterize these areas. Low density residential uses (or residential developments clustered to protect critical open spaces) along with agriculture, and recreation remain the predominant land uses in these areas.

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Recommendations

This section of the Plan outlines specific strategies and actions that, when implemented, can address the needs of the Schoharie community. Over multiple planning processes completed in the Town and Village, many recommended actions and strategies have been developed over the years that remain relevant today. Rather than repeat them all, this Plan incorporates these other plans as part of this Plan (See page 98). In many cases, the tables below reference these other plans.










To promote implementation and understanding of the recommendations, they are presented and organized by the type of action. All the recommendations fit into one of three categories. Consider implementation of this plan as a three-legged stool – in order to be stable, all ‘legs’ of the stool must be addressed. The three ‘legs’ are:

- Programs (31 Strategies)
- Infrastructure/Capital Improvements (23 Strategies)
- Regulatory Updates or Initiatives (18 Strategies)

These recommendations are established to help Schoharie attain its vision, meet its goals, promote consistency with the guiding principles, and address the strengths, weaknesses, opportunities and threats facing the community.

Each recommendation is identified as to the goal anticipated to be addressed with that action and whether it is applicable to the Town or Village (or both).

Each goal is represented by an icon as follows:








Community Character - Rural Heritage, Scenic Qualities 	Environmental Resources 
Agriculture 	Infrastructure 
Economic Growth 	Quality of Life 
Sustainable  Housing	Governance 
All Goals Are Addressed 	

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Programmatic Recommendations






Programmatic actions include establishing policies, conducting planning processes, developing studies or assessments, writing grants, forming work groups or other committees to implement projects, or other community programming.

The Chart below lists these recommended programmatic actions the Town and/or Village could take, identifies which focus area the action is designed for, and shows which goal that action addresses. A ✓ means that the action is town or village-wide and not in a specific location.















#	Programmatic Recommendations and Tools	For Town	For Village	Goal
1.	Support new efforts underway in the County to designate Route 30 as the Timothy Murphy Scenic Byway.	Rt 30	Rt 30	\$
2.	Implement Hamlet of Central Bridge Community Revitalization Plan. (See page ____ for link to this Plan). Important relevant strategies include establishing a Central Bridge Enhancement Workgroup, plan for more town-wide events in Central Bridge, and work with the Railway to develop a property maintenance agreement to improve conditions and seek to establish a ‘quiet zone.’	Central Bridge		\$   
3.	Support establishment of a farmers market in the Village. Involve the Schoharie Promotional Association and others along with Schoharie County Agricultural Development Specialist.	✓	✓	\$  
4.	Work with the Schoharie County Agricultural Economic Development Coordinator, SEEC and others to advance agricultural activities and agriculturally-related businesses in the Town and Village ⁶ . Advocate at the County level to implement the economic-oriented recommendations in the County Agricultural and Farmland Protection Plan.	✓	✓	\$  

⁶ The Town and Village can encourage development of a county-wide Agribusiness Development Corporation similar to the Hudson Valley Agricultural Development Corporation (HVADC at <https://www.hvadc.org/>).














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#	Programmatic Recommendations and Tools	For Town	For Village	Goal
5.	<p>Continue to work closely with SEEC and other economic development agencies and organizations to advance economic development projects and grant writing in the Town and Village and to promote revitalization of Central Bridge. Continue to use the marketing planning materials from the Village’s LTCR (See Appendix 3) and implement the specific activities including use of the Schoharie Brand, upgrading of the website, ongoing marketing and communications to residents, businesses, visitors, and the relocation market. Expand use of Village logo established in the LTCR. An economic development program should work towards:</p> <ul style="list-style-type: none"> • Recruiting and supporting small, local businesses that fit with the community’s character. • Promoting tourism through marketing local attractions, businesses, and amenities. • Revitalizing Main Street and other key commercial areas with incentives for businesses to move in and stay. • Developing a business-friendly environment with streamlined processes and support for entrepreneurs. • Promoting tourism through marketing local attractions, businesses, and amenities. 	✓	✓	
6.	Budget and contract for grant writing services .	✓	✓	
7.	Improve marketing of the Village beyond I-88, Apple Barrel or Carrot Barn locations so that visitors know about and want to travel to the Village beyond those business nodes (See Schoharie’s Character, above). This includes placement of appropriate maps, kiosks or signage at specific locations along Routes (I-88, 30 and 7 to draw attention to businesses in the Village.	Rt 30 Rt 7 I-88	✓	
8.	If a Host Community Agreement is going to be provided for, use funds to promote small business development and for other needed programs that support economic development. In the Town, promote use of funds for farmland protection, agricultural start-ups, and open space protection.	✓	✓	
9.	Consider developing tools that help zoning applicants and developers to better navigate the permit process for new construction or renovations . This is not intended to replace any type of local review, but to help applicants understand the review process and requirements. Such a service should avoid favoritism and not be used to avoid public concerns. Update checklists, steps, instructions	✓	✓	






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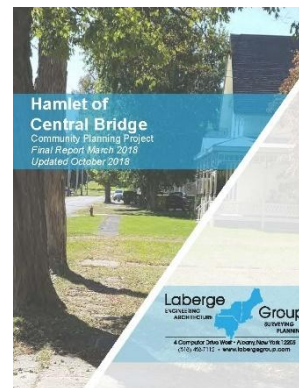
#	Programmatic Recommendations and Tools	For Town	For Village	Goal
	and application forms to increase understanding of the project review processes in the Town and Village.			
10.	Support and capitalize on existing assets such as the Old Stone Fort, Depot Lane Area, the 1743 Lutheran Parsonage, and other local sites to attract more visitors to Schoharie.	✓	✓	 
11.	Implement the Community Rating System (CRS) in the Village for reducing flood damage and flood insurance rates as recommended in the LTCR page 28. The CRS offers reductions in flood insurance rates for implementing various flood mitigation efforts.	Central Bridge Rt 30	✓	   
12.	Help the community understand housing conditions and needs. Seek to address legitimate concerns about housing and promote early conversations with developers on how a wide variety of housing can be built in a manner that still meets community expectations . Work to build partnerships with builders/developers, non-profits, housing organizations, realtors, local businesses, local governments, housing experts, architects and landscape architects.	✓	✓	
13.	Take advantage of funding, policy incentives, and technical assistance to advance housing opportunities. The Town should consider participating in the New York State Pro Housing Program, and the Village should continue implementing housing opportunity actions outlined in this program.	✓	✓	
14.	Ensure that Planning Boards and ZBAs are authorized to seek outside expertise as needed during project review.	✓	✓	 
15.	Consider creating a local Type I list of actions as per NYS 6 NYCRR Part 617 (SEQR). This allows municipalities to develop their own list of actions or developments that may have more risk of adverse environmental impacts.	✓	✓	
16.	Provide for elected and appointed official training as mandated by New York State. Provide training in SEQR and environmental review for Planning Boards and ZBA's and require volunteers and the code enforcement officer in those positions to obtain the NYS-required 4 hours of training annually. Support costs for covering that training. Use of the online application of maps included in this Plan.	✓	✓	 
17.	Consider joining the NYS Climate Smart Community and implement actions.	✓	✓	

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#	Programmatic Recommendations and Tools	For Town	For Village	Goal
18.	Consider joining the NYS Clean Energy Community and implementing actions.	✓	✓	
19.	Work with National Grid and the Mohawk Valley Economic Development (MVED) Energy programs to reduce energy use and costs.	✓	✓	
20.	Consider expanding on the 2014 Complete Streets Plan for the Village and expand on it with additional study and details for improvement.		✓	 
21.	Work with NYS DOT to reduce speed limits at both the northern and southern ends in the Village. Work with NYS DOT and local businesses to evaluate and calm vehicle and truck traffic through the Village. Explore a regulatory measures such as speed enforcement, time of day restrictions, and enforcement, as well as traffic calming and speed reduction measures, engagement with trucking companies, use of technology and monitoring to identify problem areas.		Rt 30	 
22.	Increase police presence and enforcement of traffic/speeding laws on Route 30 and Route 7.	Rt 30 Rt 7	Rt 30 Rt 7	
23.	Work with the Central Bridge Civic Association, Schoharie Promotional Association and involve other expertise in the community (such as SUNY Cobleskill) and others to implement park and recreation recommendations and educational enhancements identified in this plan. If needed, create a Town/Village committee that can work to implement these programs.	✓	✓	 
24.	Work with County agencies and other Schoharie County Towns and Villages along Route 30 to fund and implement the County Trail Plan.	Rt 30	✓	 
25.	Continue to support the Colonial Heritage, Schoharie Historical Society, Schoharie Promotional, Central Bridge Civic Association and other organizations. Convene an effort to communicate with these groups to identify specific ways their important work in the community can be enhanced.	✓	✓	
26.	Foster a welcoming and inclusive environment for new residents and businesses. Support the Schoharie Promotional Association and other organizations to continue welcoming programs. Consider providing for more opportunities for new residents to get involved, wayfinding signage to help people navigate to important places, business networking events, enhanced use of municipal websites (with a page as a resource center on all things ‘Schoharie’) and use of social media, additional festivals and events to foster more community	✓	✓	

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#	Programmatic Recommendations and Tools	For Town	For Village	Goal
	involvement. Build strong partnerships with organizations working in Schoharie.			
27.	Work with the County to improve services, transportation and medical facilities that cater to the needs of our aging population so that they are able to age in place in Schoharie.	✓	✓	
28.	Enhance municipal websites so they effectively communicate with the public. Ensure that this Plan, other plans referenced, and maps are easy to find and use by all. Ensure that the online application provided with this Plan is easily accessible online.	✓	✓	
29.	Increase public accessibility to Town and Village meetings via online resources. Build and use email notifications or text updates to enhance communication. Enhance the Wi-Fi capability in the large Town Hall meeting room and consider purchasing an “Owl” or other similar technology to enable easy online participation or viewing.	✓	✓	
30.	Enhance Code Enforcement. This could include: <ul style="list-style-type: none"> • Ensuring local laws have up-to-date language articulating Code Enforcement Roles and duties. • Evaluate if additional staff/time is needed. Consider feasibility of sharing enforcement staff between the Village and Town. • Update application forms, project checklists, and instructions for applicants so that the planning process is more easily navigated. • Create tools such as checklists or flow charts to help applicant for zoning permits to understand and navigate the process. 	✓	✓	
31.	Enhance property maintenance and work with property owners, and landlords to enhance the community. See Appendix 3.	✓	✓	


















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Infrastructure and Capital Improvement Recommendations

Infrastructure and capital improvement actions relate to road, water, sewer, lighting, sidewalks, trails, Wi-Fi, and other needed infrastructure in the Town and Village or to projects that are a capital improvement. A capital improvement is a change to a property, building, or structure that improves its value, extends its lifespan, or allows it to be adapted to new uses.












The Chart below lists these recommended infrastructure and capital improvement actions the Town and/or Village could take, identifies which focus area the action is designed for, and shows which goal that action addresses. A ✓ means that the action is town or village-wide and not in a specific location.

#	Infrastructure and Capital Improvement Recommendations and Tools	For Town	For Village	Goals
1.	Implement the water fountain project proposed in the Village (page 21 of the LWRP) to enhance use of the ‘Fountaintown’ theme logo and brand for the Village.		✓	 
2.	Implement the historic walking tour previously planned for in the Village.		✓	 
3.	Improve walkability within and to Central Bridge. Specifically target infrastructure, sidewalk, and property maintenance improvements in Central Bridge to boost its vitality, quality of life and economic development potential. Make pedestrian and streetscape improvements as per the Hamlet Plan. Work to connect Central Bridge to trails and pathways.	Central Bridge		  
4.	Create pedestrian connections between I-88 and the Village. Plan for and seek grants to create pedestrian connections from I-88 to Central Bridge and from I-88 to the Village, connecting to existing or expanded sidewalks	Rt 30 Central Bridge I-88	Rt 30	
5.	Work with SEEC, local businesses, and other organizations to continue efforts to enhance the back parking lot behind Main Street in the Village. Improve the back lot in Schoharie for enhanced parking, community use, beautification, and improved economic conditions.		Rt 30	  
6.	Implement streetscape plans in the Village. Implement the Village’s plans (LTCR page 24) to develop an illustrated streetscape plan for Route 30 in the Village including planning for and implementing a Main Street building façade program and enhancing pedestrian facilities (sidewalks and crosswalks). Extend Main Street improvements such as period lighting, banners, flowers, etc. to the northern end of the village.		Rt 30	   

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#	Infrastructure and Capital Improvement Recommendations and Tools	For Town	For Village	Goals
7.	Establish policies at the Town and Village level to target water and sewer infrastructure improvements or new systems to the focused growth areas of Central Bridge, Gateway, and Village. Concentrate water and sewer infrastructure expansions to those centers of growth and limit infrastructure expansion to other locations because that would be a growth inducing action to areas outside those centers of growth.	Central Bridge I-88 Gateway	✓	 
8.	Assess groundwater capacity in the Route 7/I-88 gateway corridor. Plan future growth accordingly to match and not overuse that capacity. No expansion of water or sewer infrastructure in any location in the Town should take place until current capacity issues are resolved.	Rt 7 I-88		 
9.	Enhance water quality in the reservoir serving Central Bridge. To enhance water quality at the Central Bridge reservoir, maintain oxygen-reduction potential (ORP) to prevent reduction in iron in the water column. This should be monitored to assess water quality and address low levels of ORP to maintain water quality.	Central Bridge		 
10.	Support implementation of broadband services for all areas of Town.	✓		
11.	Update sidewalks in the Village. Construct new sidewalks where missing: The connection to Fox Creek Park and Old Stone Fort is a priority. Other important missing segments are along Bridge Street, and from the Pool up Spring Street to LaSalle Park. Enhance crosswalks with flashing light system to improve pedestrian safety. Enhance crosswalks especially at the Bridge/Furman/Main Street intersection and at the Route 30/Fort Road intersection. (See page 67 of 1997 Plan), and LWRP for Village pages 14 and 15.). Ensure crosswalk signs remain visible to pedestrians and vehicles.		✓	  
12.	Update crosswalks in the Village. Enhance crosswalks with flashing light system to improve pedestrian safety. Enhance crosswalks especially at the Bridge/Furman/Main Street intersection and at the Route 30/Fort Road intersection. (See page 67 of 1997 Plan), and LWRP for Village pages 14 and 15.). Ensure crosswalk signs remain visible to pedestrians and vehicles.		Rt 30	  

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#	Infrastructure and Capital Improvement Recommendations and Tools	For Town	For Village	Goals
13.	<p>Establish a wayfinding Signage Program in the Town and Village.</p> <p>Work with business owners and place appropriately sized and designed signage or kiosks at critical locations outside the Village to help visitors navigate beyond the Apple Barrel or Carrot Barn to advertise Village amenities, historic sites, and businesses. Within the Village, enhance signage to identify scenic, historic sites, and recreational locations. Showcase the Blueway trail through the Village when the new canoe/kayak launch is finished.</p>	✓	✓	 
14.	<p>Add bike parking facilities in the Village and in Central Bridge.</p>	Central Bridge	✓	
15.	<p>Create a 5 year Capital Improvement Plan to fund, implement and maintain the capital improvements recommended in this Plan.</p>	✓	✓	 
16.	<p>Implement the infrastructure projects recommended in the Village LTCR – page 27 and 28.</p>		✓	
17.	<p>Improve current access points to the Schoharie, Fox and Cobleskill Creeks. Identify locations having opportunities to create more visual and physical access to these resources. Create an ADA accessible canoe/kayak launch in Central Bridge. Evaluate feasible locations along Smith Road for additional creek access. When such amenities are provided, ensure for adequate on-going maintenance.</p>	Central Bridge Rt 30	✓	 
18.	<p>Ensure Bridge Street bridge connects to pedestrian system in the Village. Work with Schoharie County to ensure that new plans to replace the bridge on Bridge Street enhances pedestrian connections to the Schoharie Creek, to the Village’s multiuse trail located just off Bridge Street, and to add sidewalks on Bridge Street to fully connect the Village’s sidewalk system. These plans should also include connections so that the Village’s FEMA buyout parcel can be effectively used to support park, recreation and trail needs.</p>		✓	 
19.	<p>Acquire all or part of the parcel on Bridge Street closest to the Creek to provide additional access to the Creek, and to connect the multiuse trail to the Village parcel on Bridge Street and to promote</p>		✓	

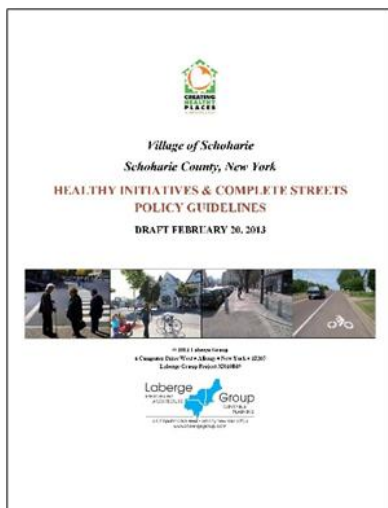
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#	Infrastructure and Capital Improvement Recommendations and Tools	For Town	For Village	Goals
	that parcel as a trailhead easily accessible via car and the sidewalk system.			
20.	Implement the various recreational enhancements provided in the Village’s LWRP (page 17 and 18) including Fox Creek Park improvements, and creation of a Fire House Park at the old fire house lot in the Village.		✓	\$ 🌱 🌉
21.	Implement recreational enhancements detailed in the 1997 Joint Comprehensive Plan (Page 69) especially related to improving biking opportunities along Route 30.	✓	✓	🌉 🏠 🌱
22.	Consider feasibility for establishing a community center location as outlined in the Village’s LTCR (page 26). A location for youth activities, events, recreation, and as an emergency meeting location has been identified as a need.	✓	✓	🌱 🏠
23	As per the Central Bridge Hamlet Plan, make improvements to the Central Bridge Community Park and use portion of the Norfolk Southern Railway property for community purposes including community gardens and playground.	Central Bridge		🌱 🌉



Proposed Cobleskill Creek Access and Overlook Chruach Street at Cobleskill Bridge

Proposed Cobleskill Creek Access and Overlook Park in Central Bridge from Hamlet Plan



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Regulatory Recommendations

Regulatory actions relate to those that would apply to zoning, subdivision, or other local laws in the Town and Village.

The Chart below lists these recommended regulatory actions the Town and/or Village could take. A ✓ means that the action is to be implemented in the Town or Village. This Table is organized by which focus area the action is designed for.

The zoning changes recommended below, when implemented, will serve to meet multiple goals established in this plan.

Zoning and subdivision laws in both the Village and Town should be updated to align with the direction established for land use in this Plan. The following items are organized by topic and detail the types of improvements that could be made. The Town and Village each have their own set of regulations but should coordinate and be informed of updates to ensure consistency and coordination is done to meet mutual community goals. This recommendation includes the following specific recommendations.

#	Regulatory Recommendations and Tools	For Town	For Village
1. Options to Address Housing and Housing Affordability			
a.	Update Zoning to be more housing friendly. As an overall theme, promote and facilitate infill residential development in the Village and Central Bridge. Zoning should allow for a variety of housing types and mixed uses in the Village and in Central Bridge. Allow for mixed use housing in the proposed Gateway District. Encourage compact housing development that uses existing infrastructure to minimize sprawl. Equally important is to have robust community engagement to ensure that new regulatory standards are consistent with community character. Provide a mix of positive incentives, and use of development standards to meet housing needs. Provide incentives to developers willing to build mixed-income housing.	✓	✓
b.	Update Town zoning to ensure that multifamily structures have building design, performance standards for conversion of a building to multifamily, maintenance and parking requirements – especially in Central Bridge.	✓	
c.	Promote simplified and efficient review processes to minimize discretionary reviews but at same time ensure that community expectations are met. Explore and implement incentives such as density bonuses or expedited permitting. Expedited permitting may, for example, be an option when a proposal is shown early in the review process to meet all required design and performance standards. A density bonus is incorporated into zoning and offers additional residential units in return for long-term agreements to have lowered rents or purchase prices. When a density bonus is incorporated into zoning, it must be consistent with NYS	✓	✓

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#	Regulatory Recommendations and Tools	For Town	For Village
	Town Law 261-b and NYS Village Law 7-703 and there needs to be proof that the lot or structure can accommodate the added density and that the proposal does not exceed an identified maximum density bonus .		
d.	Allow for more use of Accessory Dwelling Units (ADU) – also called ‘granny apartments’ or ‘in-law apartments’ as a preferred method to enhance housing opportunities. ADUs could be allowed as a permitted use if included within a principal residence and requiring site plan review only if in an accessory building. Or, specific size, setback, parking, and screening standards could be established to allow for ADUs in accessory structures such as garages, barns with a simple zoning permit to ensure the standards are met. Remove Town and Village zoning law requirements for a special use permit for ADUs.	✓	✓
e.	Promote housing for the ‘missing middle income levels.’ Allow three and four-plex homes (a single building with 3 or 4 units). However, to be consistent with community character, 3 and 4 unit structures need to have architecture designed to simulate a single-family structure. Other ways to promote these housing types include: <ol style="list-style-type: none"> 1. Consider implementing a process to facilitate development of these small-scale residential projects. Use of pre-approved design plans are particularly well suited for small scale housing projects. They provide developers with a straightforward and cost-effective route and the municipality knows exactly what will be developed. 2. Consider developing a pattern book of pre-reviewed design plans. Pattern books are collections of pre-reviewed plans established by a local government for local use. Regularly keep this up -to-date to meet community needs. 	✓	✓
f.	As another incentive, when major subdivisions or mixed-use developments occur, consider offering a density bonus that allows them to gain extra units when affordable housing units are provided.	✓	✓
g.	Allow for tiny houses (as defined by New York State as < 400 square feet in size) as an affordable housing option when placed on a foundation as a permanent structure.	✓	
h.	Establish illustrated design standards (often called a pattern book) for multifamily housing structures to ensure these housing types are designed and sited to be consistent with community character.	✓	✓
i.	To promote smaller and affordable lots in the Town, consider allowing for use of ‘averaged lot sizes’ in a minor subdivision . This flexibility can encourage smaller, more affordable lots while maintaining the zoning’s density of development for that district. Where no water and sewer exists, lot sizes should be what is required by the Schoharie Department of Health for well and septic systems but otherwise do not need to be overly large when the overall density is maintained.	✓	
j.	Consider measuring the number of housing lots or units desired as density (dwellings per acre) instead of minimum lot size. This separation of lot size from density offers landowners more options, can reduce costs, and at the same time, maintains the desired density of	✓	

Town and Village of Schoharie Comprehensive Plan

#	Regulatory Recommendations and Tools	For Town	For Village
	housing. Include a viable method of monitoring and enforcement of this over time.		
k.	Consider instituting a registration and fee for short-term-rentals . Monitor over time and if short-term rentals are shown to adversely affect long-term housing opportunities for residents, consider limiting the number of permits issued for STR, requiring local residency, or creating an overlay zoning where they are allowed.	✓	✓
l.	Knowing that excess parking requirements in mixed use and multifamily dwellings are often excessive and add costs to development (and rents), review parking requirements to ensure parking lots are not overbuilt, or excessive .	✓	✓
m.	Within zoning, establish specific density and lot dimension requirements that are different for multifamily housing so that they are addressed differently than single or two family houses. Lots for multifamily should have a minimum lot size to ensure for parking and other amenities but not require a ½ acre for each unit as currently exists.	✓	
n.	Expand the Multifamily and Mixed Use Overlay in the Village to include the Birches lot and the old Great American Lot at Route 30/Furman Drive.		✓
o.	Allow for more residences above commercial buildings. Change the Village zoning that does not allow residences above or in same building as a commercial use in Village’s Ag District. This change would allow for mixed uses and optimize full use of structures.		✓
p.	Institute a registry of multifamily structures and authorize the Code Enforcement Officer to do annual or biannual inspections.	✓	✓
q.	The Town and Village should review zoning regulations and establish updates as needed to address unsafe or unhealthy use of structures for housing such as campers and RVs .		
2. Additional Options to Update Village Zoning			
a.	In the Village, reevaluate whether the allowance for conversion of homes to be mixed uses along Route 30 has resulted in the intended outcome (Section 2-7.8 (J)). If this remains desired, expand zoning to ensure that such conversions require a special use permit along with specific standards to ensure that a conversion of a residence to a mixed use maintains the principal residential component and that the scale and intensity of an allowable conversion is controlled to maintain the residential character of the neighborhood.		✓
b.	In order to maintain the historic character and streetscape in the Village, update zoning to clarify that creation of a parking lot as a principal use on a lot in the Village is prohibited .		✓
c.	To ensure that new housing developments in the Village are fully consistent with Village character, update current design standards to include additional traditional neighborhood design requirements for major subdivision, townhouse, or larger multifamily structures . An		✓

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#	Regulatory Recommendations and Tools	For Town	For Village
	improved design style and palette tool would aid in the review and permitting of these uses.		
d.	Include in Village Zoning Law a clear map showing the National Register Historic District.		✓
e.	Update and revise codes for adaptive reuse – this is a tool for redevelopment and historic preservation. Allow for reuse of older and historic properties for residential uses.	✓	✓
3. Options To Establish A Gateway District			
a.	Initiate work on the Town’s New York State Smart Growth Grant to establish a Gateway District and develop new zoning that aligns with the policy direction and recommendations of this Plan. (See Box about Smart Growth on Page 71.)	✓	
b.	Clearly define and establish a development policy for the I-88/Exit 23 area consistent with this Plan. A Gateway District will enable the whole area to be planned more uniformly to ensure a wide variety of community goals are met.	✓	
c.	Consider the following options and actions to create this Gateway District: 1. The Gateway District could encompass the currently zoned Commercial properties, the Schoharie Business Park, the BOCES facility, and the existing PDD area (See Zoning Map). Parts of the current Commercial District along Route 7 however may be better zoned as residential. 2. Emphasize design and siting in the Gateway to reflect community character. Design the gateway area as a unit so there is consistency throughout that district. Design philosophies that should be incorporated into updated zoning include the following. <ul style="list-style-type: none"> a. Coordinate Gateway District regulations with other Town and Village commercial regulations so that the Gateway compliments, rather than competes with Main Street and other businesses in Town/Village. b. Implement detailed Gateway Development Design Standards. At the Gateway, form (design, siting, scale and intensity) is important to regulate rather than solely by type of use. The Gateway District design should incorporate town-center components . c. Consider zoning here that incorporates the form-based code method in coordination with allowable uses to emphasize form and design. Develop specific design standards that emphasize design, landscaping, lighting, scale of buildings, height, walkability, signage, mixed uses, and lodging that enhance, rather than detract from the character of that gateway area. Require large buildings to integrate with smaller structures and green spaces to avoid a monolithic appearance. <ul style="list-style-type: none"> d. Emphasize careful building placement, use of screening, and open spaces to limit viewability from the road. (See Box Below on 	✓	

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	<p>form-based zoning, page 70.) Use tiered size allowances based on location, ensuring that larger buildings are placed where they have the least impact.</p> <ul style="list-style-type: none"> e. All design standards, whether in a form-based code or not should be presented within zoning with detailed, specific, and illustrated design standards. Promote site layouts and buildings that are landscaped and screened from the road. Intensity of use such as traffic, hours or operation, noise, etc. remain important. Encourage mixed-use developments that blend commercial and green spaces to soften the visual impact. Require architectural features that reflect the town’s character, such as varied rooflines, facades with depth and use of natural materials. Require landscaping buffers, setbacks, and tree preservation to reduce the dominance of large structures. f. The Gateway District should also establish requirement for open space via use of a specified lot coverage (in % of lot) or based on an open space ratio. Both methods would control building size and developed area in relation to the total lot size and would assist in ensuring consistency in scale of building in that area. This should be factored alongside the intensity of use versus its economic impact. g. Consider developing and illustrating pre-approved design plans into the zoning, especially for mixed-use in the Gateway District that precisely define criteria for expedited or streamlined processes. This could provide developers with a straightforward and cost-effective route for desired development projects and would yield the desired aesthetic results for the community. These design standards should be developed as all zoning updates would be – with significant public input and incorporated into the code via the required local law adoption process. h. Use incentives within zoning to advance designs, scales, or provision of desired community benefits and amenities when development is proposed (such as, but not limited to integrating green space, pedestrian pathways, or natural buffers) into site plans to address other needs in the Town, Village and Hamlet. <p>3. Ensure signs are well designed that don’t create issues related to lighting or changes in viewsheds.</p> <ul style="list-style-type: none"> a. Keep existing zoning sign height requirements. b. When parcels have multiple uses, promote placement of one monument sign that advertises multiple entities instead of multiple signs. c. In developing our form-based code, it is essential to integrate signage regulations that respect and enhance the unique character of our community, while also serving the practical needs of local businesses. Signage within our community should be 		

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	<p>designed to be aesthetically pleasing and compatible with the surrounding built environment, using materials, colors, and scale that complement the architectural styles and landscape. To support our businesses, signs should be clearly visible and legible, ensuring effective communication and wayfinding for customers. We propose to establish clear guidelines on the size, placement, and lighting of signs to prevent visual clutter and light pollution, while allowing sufficient flexibility for businesses to express their brand identity and attract patrons. This balanced approach will maintain the visual integrity of our community and promote a vibrant, accessible business environment. With future water and sewer, the Gateway District provides an opportunity for mixed-use, live/work, affordable housing, and business uses.</p> <p>4. Allow for a variety of uses at the Gateway, including commercial and mixed use (not single family developments) provided they meet the specific design standards. Identify and specifically prohibit certain uses that are incompatible with environmental resources, water resources, and community values as outlined in this Plan.</p> <p>5. Work with the NYS Department of Transportation, Schoharie County, the Village of Schoharie and others to create pedestrian linkages between the Gateway and the Village.</p> <p>6. Consider developing a Generic Environmental Impact Statement (GEIS) for the Gateway District. Development of a GEIS is allowable under the NY State Environmental Quality Review Act (SEQRA) and is a useful tool to streamline the review process by studying the impacts of multiple actions within a specific geographic area. With a GEIS, a development that meets established thresholds and criteria may not need to do additional SEQR evaluation when seeking zoning permits or may be able to develop a streamlined supplemental EIS. The GEIS could evaluate environmental impacts related to development in the Gateway District and establish thresholds and criteria designed to avoid or mitigate environmental impacts that must be met.</p> <p>7. The Town of Schoharie is currently preparing a hydrology study for the Schoharie Business Park. The Planning Board should understand expected water usage of a proposed project and confirm, with known or additional information, that there is suitable water resources for a proposed use and potential impacts on adjacent wells.</p> <p>8. Remove allowance for a PDD elsewhere in the Town zoning as the Gateway District would substitute for it and be the preferred zoning development method.</p>		
4. Options to Improve Current RA District Areas (Barton Hill, Ward Lane, Terrace Mountain, Warner Hill, Schoharie Hill)			
a.	Restrict solar and wind projects to Level I projects as per the existing Town Law in any scenic overlay area that may be established, on ridgelines, and on highly visible areas.	✓	
b.	Consider updating the Town’s Rural Agricultural (RA) District to avoid “low density sprawl.” Protect the working landscapes, unfragmented	✓	

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	<p>forests and rural vistas there including those on Barton Hill Road, Ward Lane, Warner Hill, Colby Road, Sunnyside, and Schoharie Hill. There are many zoning techniques to accomplish this including:</p> <ol style="list-style-type: none"> 1. Lowering the amount of residential development that allowed. Use density instead of minimum lot size (dwellings per acre). For the RA district, consider lowering the density to 1 dwelling unit per 5 to 10 acres (except for multi-family developments which need other standards). 2. Coupled with this lowering of density however, it is important to NOT require people buy such large lots – this can be accomplished by allowing for use of an <u>average lot size</u> so smaller lots could be created while at the same time maintaining the desired density. This is a particularly useful technique for minor subdivisions (< 5 lots). 3. Consider establishment of a ridgeline protection overlay district. 		
c.	<p>Require use of the conservation subdivision design technique for all major subdivisions along Route 30 and in the RA district. Change current Town zoning that establishes clustered subdivision to the more up-to-date method of a Conservation Subdivision. This is a lot layout method that allows the same level of building as a conventional subdivision but requires 50% of the lot to remain as open space. Consider requiring a conservation subdivision design for major subdivisions (5 lots or more) along the Route 30 corridor and in RA locations of Town.</p>	✓	
d.	<p>Update the RA District in Town to promote agriculture and agri-businesses (including a diversity of agritourism, farm stands and farm markets, farm stays, breweries/distilleries, tasting rooms, etc.), residential, home-occupation, and very small business uses. Include a variety of agricultural uses in the definitions and Land Use Chart as permitted uses. At the same time, update the Use Table in Town zoning to remove office, service, retail, industrial, technical and lodging uses in the RA District which are inconsistent with the goals of that district (Section 3.1-1). Allow small businesses and home-based businesses that can successfully mix with agriculture and residential uses if size, scale, siting, and intensity is controlled.</p>	✓	
5. Additional Options to Enhance Central Bridge			
a.	<p>Consider creating a Hamlet Business zone within Central Bridge to concentrate mixed and commercial uses in the Main Street/North Main Street/Route 30A area. Currently all commercial uses are allowed in all areas of the hamlet and that could be inconsistent with residential uses. Update the Land Use Chart for the hamlet so that some commercial uses that are not likely to mix well with residential uses are moved to this hamlet business zone.</p>	✓	
b.	<p>In areas within the Hamlet of Central Bridge having both water and sewer, consider reducing the minimum lot size and road frontage to allow for smaller lots.</p>	✓	

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#	Regulatory Recommendations and Tools	For Town	For Village
c.	Use the previously adopted Hamlet Plan to further update zoning to enhance Central Bridge.	✓	
6. Options for the Route 30 and Route 7 Corridor			
a.	Prevent Route 30 from being developed in a strip-corridor style predominated by commercial uses. Consider creating a Route 30 Corridor Zoning District in the Schoharie Valley area of Town. This area should reflect the physical development challenges posed by the Schoharie floodplain and could include: <ol style="list-style-type: none"> 1. Aligning development capacity with soils and floodplain maps and current active agricultural uses. Reduce allowable density of development in floodplain areas. 2. Promote agricultural uses on the western side of Route 30 and low density residential uses on the eastern side. For larger subdivisions use conservation subdivisions to protect open space and to move development out of floodplain areas. 3. Allow a variety of home-based businesses but limit other commercial uses between the Gateway District and the Village. Maintain the small business nodes at the Route 30/30A intersection and at Route 30/Barton Hill Road. 4. Use a scenic overlay district or careful siting requirements to preserve views of Terrace Mountain. 	✓	
b.	Protect the views of the Schoharie Valley as seen from the high elevations along Route I-88 and Route 7.	✓	
c.	Create a conservation overlay area over the RA district to specifically protect prime agricultural soils, floodplain areas, and karst areas on Barton Hill.	✓	
d.	Consider reducing the density of residential development in the Route 30 corridor (currently 2.5 acre lot size) to a density (not a minimum lot size) of 1 dwelling unit per 5 or 10 acres to maintain the rural nature of that area. Couple this with use of average lot sizes so that a variety of lot sizes can be created as long as the density requirements are met. If the Town lowers allowable residential density, consider <u>at the same time a density bonus incentive that would</u> allow for a higher residential density when permanent open space is provided for and when residences are clustered, or when certain desired housing types are planned out of the floodway, such as small two, three or four unit residential structures. A maximum density bonus must also be identified. When a density bonus is incorporated into zoning, it must be consistent with NYS Town Law 261-b and NYS Village Law 7-703 and there needs to be proof that the lot or structure can accommodate the added density.	✓	
e.	To protect scenic views, consider establishing a viewshed or scenic overlay designed to protect views of Terrace Mountain and other ridgelines as seen from the Valley. This would include requirements that limit development that blocks views from I-88, Route 7 or Route 30 and that prevent certain types of development on Terrace Mountain and on other ridgetops. Use the scenic viewshed maps in this plan to assist in	✓	

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	development of this overlay or consider designating anything over 1000' elevation to be included. (See explanatory note below ⁷)		
f.	Update Town zoning Section 3.1-1 to enhance preservation of open space areas and scenic vista's. Update zoning to include further evaluation of scenic impacts of new development as a critical piece of SEQR, Site Plan, Special Use Permits, and major subdivision. Incorporate use of the Viewshed Map included in this Plan, as well as requiring viewshed analysis and photosimulations as part of the planning process.	✓	
7. Options to Improve Commercial Design Outside of the Gateway District			
a.	Updated zoning in the Town should provide expanded performance standards before commercial development that match design expectations of the community. Create illustrations to add into the zoning law or add in form-based zoning to clearly show design expectations. See also Gateway Form-Based Zoning in economic growth section.	✓	
b.	Include design standards for lighting and signage in that limits glare and light pollution	✓	✓

⁷ Predicted Visibility from Scenic Roadways Map

This map was developed using ArcGIS mapping software to identify views from local roads identified as scenic by the Comprehensive Plan Steering Committee as well as views from I-88. Locations identified on the map show those predicted to be seen from those roads – it aggregates all scenic roads together for the analysis and is based on topography and forest cover. The darker the color, the more visible the location is from scenic local scenic roads and/or I-88. Locations shown as lighter are those that are only visible from a few spots. This map does not indicate specifically where visibility is from, only that certain locations are more or less visible from the scenic roads identified. The dark brown areas on the map – the northeast side of Terrace Mountain for example - indicate areas that are highly visible from both local scenic roads and I-88. Those locations showing in purple on this map are visible from either direction of travel on I-88 but have little to no visibility from other scenic roads in Town. The tan or mustard brown areas are visible from the local scenic roads, but not I-88. The purpose of this map is not specifically for site specific planning, but overall, for the Schoharie community to understand those highly visible locations that could be included in a scenic overlay.

Predicted Visibility of Highpoints and Ridges Map

This map shows where you can see various high point slopes and ridges in Schoharie. It shows that people can see one or more high points from practically everywhere in Town. Most of the areas shown in white are forested (because one can't see through the trees). The map shows five different views - views of Barton Hill, of Schoharie Hill, of Round top, of Cotton Hill, and of Terrace Mountain. This map can be interpreted as “you can see that resource from those location”. So, for example, areas shown in yellow show locations that can see Cotton Hill. This map thus illustrates the importance of certain areas to specific views and that the higher elevations in the town can be seen from nearly everywhere in the town and village. Zoning and land use methods can be used to prevent new development from blocking views, show where ridgeline development standards may be useful, or areas to limit clearcutting.

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c.	Enhance sign regulations to ensure they are not overbuilt and that they are well designed with landscaping. Encourage shorter monument signs instead of pole-mounted signs.	✓	
d.	Set square footage, floor/area ratios, or lot coverage limitations for commercial development and couple that with incentives to increase square footage or buildable space when certain desired amenities are provided such as EV charging stations, preserved open space, green building techniques, renewable energy such as rooftop solar or geothermal, etc.	✓	✓
8. Options to enhance regulations to be farm-friendly			
a.	Expand the ag-friendliness of zoning in town by expanding definitions and permitted agricultural uses including agritourism, cidery/distillery/tasting rooms, on-farm markets, farm stays, niche farms, etc.	✓	
b.	Expand allowed agricultural uses in the Land Use Chart to ensure that farms can diversify, especially with agritourism operations. However, the zoning should recognize that large agritourism venues can have traffic, parking, and noise impacts. As such, create an Abbreviated or Modified Site Plan Review section to allow some review by the Town for certain higher intensity agritourism uses to address traffic, parking and noise impacts.	✓	
c.	Consider an abbreviated or modified site plan review for certain desired projects such as on-farm agricultural businesses.	✓	✓
d.	Ensure that zoning defines and allows for farmworker housing for farm laborers and farm families on farm operations within the New York State Agricultural District in Town.	✓	
e.	Identify prime farming areas and develop an agricultural overlay district that addresses density of new housing, and other rural development standards that support those farms rather than adversely impacting them.	✓	
f.	Adopt a town-level right-to-farm law and include it within zoning.	✓	
9. Options to further protect environmental resources			
a.	Prohibit expansion of commercial mining. 75% of the survey participants (of almost 600 people) indicated that mining was not needed anywhere in the Town and Village of Schoharie. It was the land use least desired by the community. 4% said mining should take place in Central Bridge, 4% at I-88, and 7% in the Village. Specific additional comments to the survey indicated concerns related to mining including blasting near the school, truck traffic through the Village, adverse impacts on business attraction on Main Street, road maintenance, disruptions to pedestrian use of Village, and safety.	✓	✓
b.	Prohibit utility-scale/large-scale solar and battery storage facilities and allow for individual residential or agricultural use of solar. 52% of the survey participants (of almost 600 people) indicated that commercial	✓	✓

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	scale solar was not needed anywhere in the Town and Village of Schoharie. It was the second least desired land use identified by the community. Specific additional comments to the survey indicated concerns related to solar's impact on the landscape, community character, and loss of agriculture. Concern was raised about impacts of battery storage and the ability of local fire departments to address fires in battery storage units.		
c.	Prohibit commercial wind mills and facilities. 52% of the survey participants (of almost 600) indicated that commercial wind mills were not needed anywhere in the Town and Village of Schoharie. Specific additional comments to the survey indicated concerns related to wind development including impacts on the landscape, environment (bird and bat impacts), noise, and change to the scenic character of the Town which is the areas greatest asset.	✓	✓
d.	Using the environmental sensitivities map included in this Plan, identify locations in the Town that are places where specific development standards could be incorporated into zoning to mitigate or avoid adverse impacts of development in those locations. Solutions could include but are not limited to: <ol style="list-style-type: none"> 1. Using environmental overlays to target protection of specific areas (similar to how the Barton Hill Watershed Overlay is used). 2. Requiring use of conservation subdivision layouts to protect important open spaces or views. 3. Lowering housing density in certain areas. 4. Using setbacks, or other design standards. 	✓	
e.	Consider using net acreage to determine the number of new lots allowed. Net acreage does not allow land having wetlands, steep slopes, floodplains or other sensitivities to be counted in determining lot count.	✓	
f.	Consider establishing a critical environmental area. Consider a CEA at Terrace Mountain or other such as on Rundycup Mtn and over the Town's karst areas.	✓	
g.	Review Town Barton Hill Watershed Overlay boundaries and update as needed. Town zoning 3.1-5 regarding the Barton Hill Overlay should reflect that its purpose is as the source of drinking water for the Village. Re-evaluate boundaries of the Overlay. Consider extending similar protections to additional karst area based on flooding and private water supply issues.	✓	
h.	Establish a stream corridor buffer. A setback that moves development away from the bank and maintains critical stream side habitats is recommended. Natural vegetation along a stream is critical to the health of the stream so limiting disturbances to this is an important environmental protection method. For those streams that have a floodplain, the setback should keep development or disturbance out of that area because they are unsafe and ecologically unsound places to build. Stream buffers are often 50' to 100' but could vary based on slope or classification of stream. The buffer may be more important to apply to class C(t) streams (trout) and those streams having a floodplain. These	✓	✓

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	buffers are critical for maintaining stream water quality and ecosystem functioning.		
i.	Update flood damage prevention laws. The Town’s law is from 2004 and should be reviewed and updated as needed to address known flooding, new information, and programs to address Increased flood risks seen with climate change. Contact NYS DEC for model flood damage prevention laws for Schoharie.	✓	✓
10. Options to Streamline Approval Processes			
a.	Streamline all subdivision and zoning approval processes. In both the Town and Village zoning laws, allow for quicker review of projects that are an adaptive reuse of existing buildings instead of a full site plans. To do this, consider establishing an abbreviated site plan review process for new use in existing buildings when there is no proposed change in building scale or intensity of use.	✓	✓
b.	Allow developments that meet specific design standards (via a pattern book, form-based code or design illustrations) to have an expedited review process. These design standards should be developed as all zoning updates would be – with significant public input and incorporated into the code via the required local law adoption process.	✓	✓
11.	Consider implementing the LEED certified community (Green Development Standards) , page 30 of the Village LTRC in the Town and Village	✓	✓
12.	Authorize Planning Boards to issue renewable special use permits in order to ensure original conditions of approval are maintained.	✓	✓
13.	Update zoning or pass a separate local law that articulates when escrow is required , how the amount of funding is calculated, how funds are to be used, and other administrative procedures.	✓	✓
14.	At the Town level, ensure that membership of the Planning Board and ZBA represent all areas of the Town including the Village and Central Bridge.	✓	
15.	Add a table of contents and/or an index in the Town of Schoharie Zoning Law for easier access and understanding of sections	✓	
16.	Ensure that agricultural interests are represented via membership on the Town’s planning board and ZBA.	✓	
17.	Require all new roads in the Town to be constructed to Town Highway Specifications.	✓	
18.	Ensure that the public is adequately notified when field tests for viewability or visual impacts are required by the Planning Board (balloon tests, for example).		

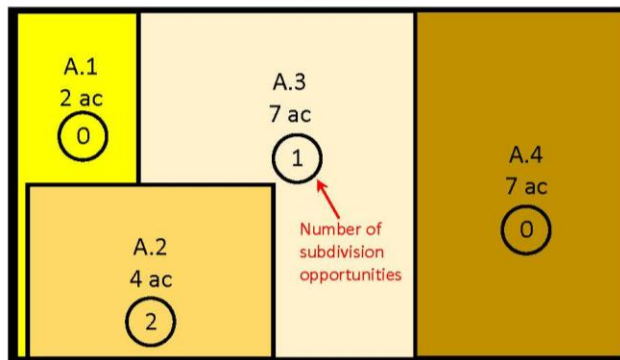
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Original Parcel ("Existing Lot of Record")



Parcel A is an "existing lot of record" (a parcel that exists at the time a zoning law is passed) in the Agricultural/Rural zoning district. At a maximum density of one dwelling per 3 acres for that district the maximum number of dwellings that can be on this parcel is $20 \div 3 = 7$ (result rounded to the nearest whole number). In the example subdivisions shown below, it is assumed that each dwelling will be on its own parcel and that each subdivided parcel is intended to be used for a dwelling. Therefore, the maximum number of pieces this parcel can be subdivided into is seven.

First Subdivision



The original parcel is split into four new parcels. The average lot size is $(2+4+7+7) \div 4 = 5$ acres. Even though Parcel A.1 is smaller than 3 acres, the average size of all the parcels is greater than 3 acres so the subdivision satisfies the density requirement. Four of the seven "dwelling allotments" are now taken, leaving three "excess allotments." The landowner doing the subdivision decides to allot two of the subdivision opportunities to Parcel A.2 and one to Parcel A.3. The remaining two parcels cannot be further subdivided. The number of future subdivision opportunities is indicated by the number in the circle. The number of pieces a parcel can be subdivided into is the one plus the number of subdivision opportunities.

Illustration of Use of Average Lot Sizes

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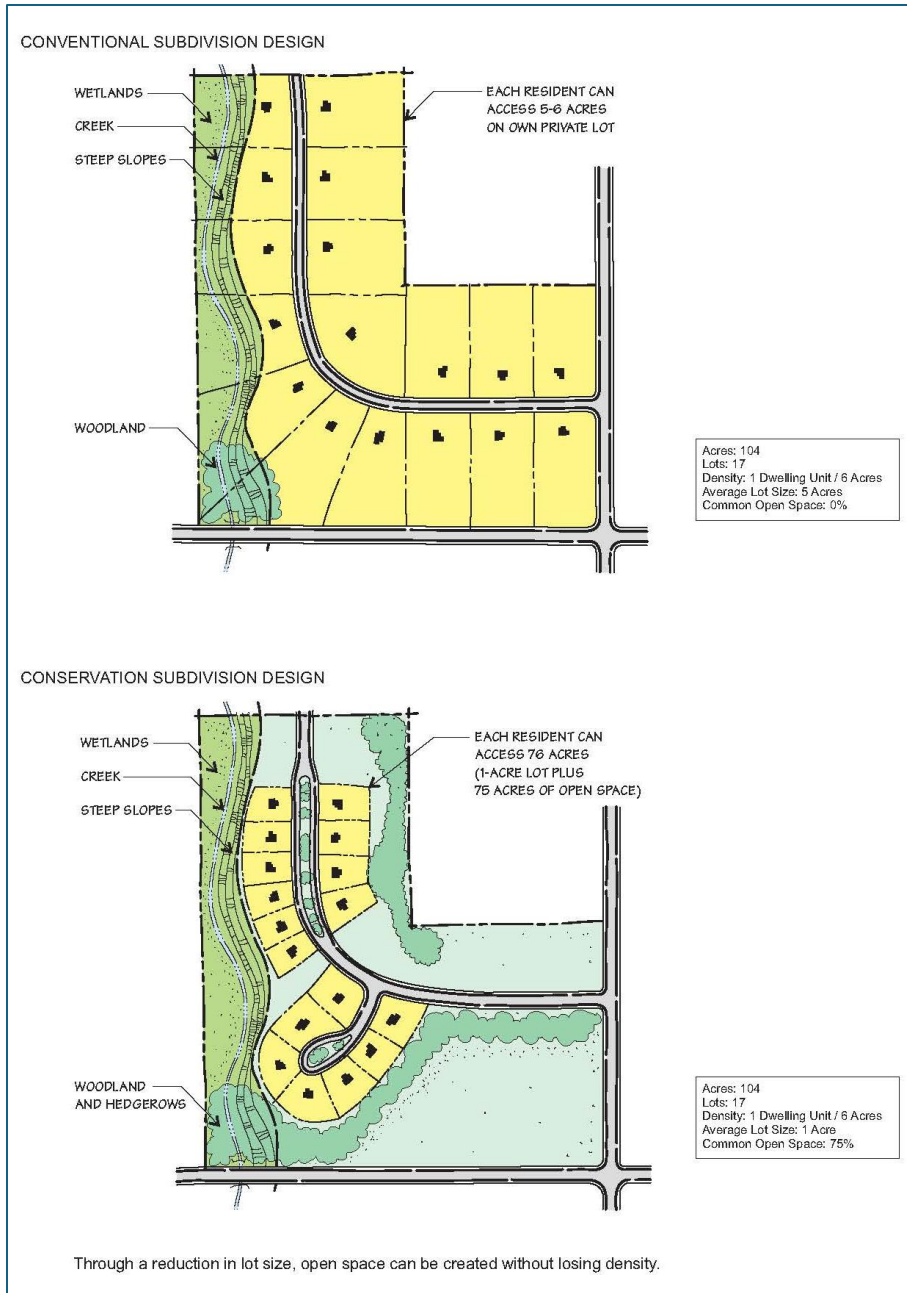


Illustration of a Conventional vs a Conservation Subdivision

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More About Form-Based Codes

The following elements are all part of a form-based code:

A DETAILED PHYSICAL PLAN AND CLEAR VISION, which has been developed and adopted through an inclusive community engagement process.

A STATEMENT OF INTENT AND PURPOSE, which ties the code to the vision or plan and sets parameters for development of and a framework for waivers and exceptions.

BUILDING FORM STANDARDS with specific requirements for building placement and building frontages that will shape public spaces.

A REGULATING PLAN that establishes a specific set of standards for each zone shown on a regulating plan.

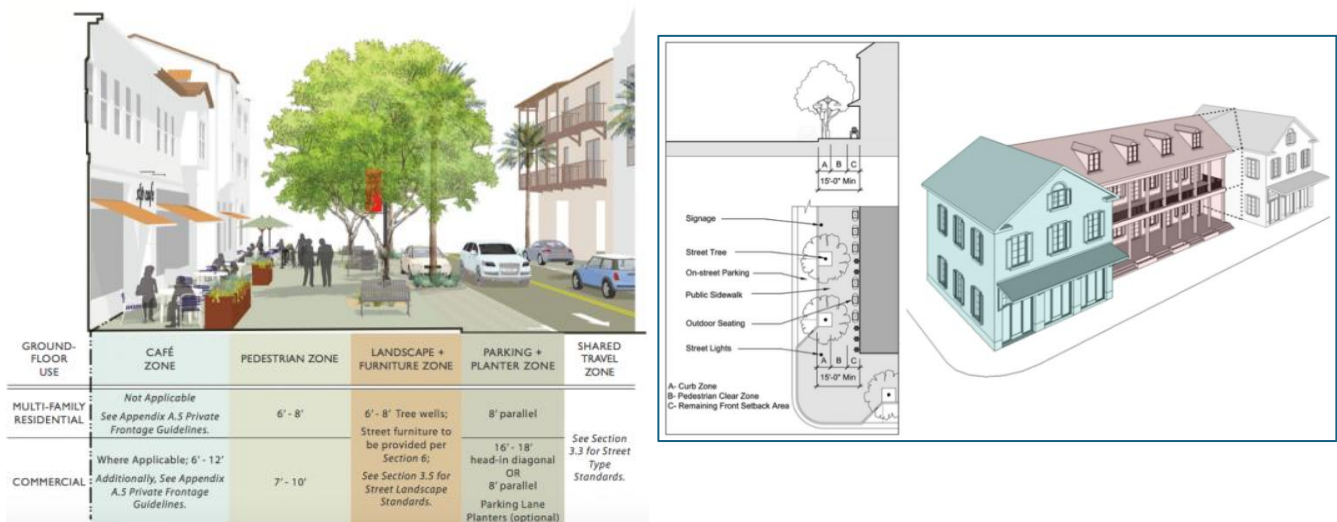
CLEAR AND OBJECTIVE STANDARDS with limited or no discretionary review.

PEDESTRIAN SCALE STREET STANDARDS that promote and/or conserve an interconnected street network and pedestrian-scaled blocks.

PREDICTABLE PHYSICAL OUTCOMES, which are determined by standards and parameters for physical form—build-to lines, frontage type requirements, and open space features—rather than standards with highly unpredictable physical outcomes—floor area ratio and density— which result in a high-quality form and public realm, while still allowing for variety in the size and shape of the built spaces and the design of buildings.

COMMON-USE LANGUAGE, GRAPHICS, AND DIAGRAMS, which are unambiguous, clearly labeled, and accurate in their presentation of spatial configurations and relationships.

DIVERSITY OF USES AND HOUSING TYPES incorporating standards that encourage this diversity



Examples of Illustrations Common in a Form-Based Zoning Code

Town and Village of Schoharie Comprehensive Plan

More About the NYS Smart Growth Grant Received by the Town of Schoharie

The Town of Schoharie has received a grant through the New York State Department of State's Office of Planning, Development and Community Infrastructure to aid in implementation of Smart Growth Principles and this Plan at the I-88 Interchange. This will establish a very specific planning process in Town that is overseen by Department of State staff, and that requires significant public input. Required public input will be initiated through a State-approved public engagement plan that will include meetings, workshops, surveys, interviews, and public hearings. The effort will result in new zoning and planning tools grounded in policies established in this Plan specifically for the proposed Gateway District. New York's Smart Growth Principles are well aligned with the recommendations made in this plan. The New York Smart Growth Program promotes several land use planning principles that create livable, sustainable and equitable communities, including:

- Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.
- Enable a diverse mix of housing types, providing opportunity and choice for all.
- Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
- Provide well-planned, equitable, and accessible public spaces.
- Encourage compact neighborhood design and concentrated development around existing infrastructure.
- Preserve open space, agricultural resources, and natural resources.
- Prioritize transportation options such as walking, cycling, and public transportation.
- Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
- Build on unique traits to create an attractive and welcoming community with a strong sense of place.
- Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

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Priority Actions and Implementation Steps

This Comprehensive Plan is adopted by both the Town and Village of Schoharie. A key implementation step will be for both municipalities to modify their land use regulations to recognize and help implement this Plan. Further, this Comprehensive Plan should help inform local budget decisions, grant writing, and other initiatives.

One result of a robust community engagement is that the community is aware of this Plan and has an expectation that it will drive decisions. An important implementation step is for both Town and Village to hold to the Guiding Principles, Goals, and Strategies outlined in the Plan. Projects and programming of the Town and Village and community groups should work toward aligning with these elements of the Plan.

Successful implementation of this Plan will take collaboration, funding, resources, and commitment from elected officials, the public and community partners. Funding is also a key implementing tool for this Plan. The Town and Village's budget and capital improvement programs also need to align with the direction established in this Plan.

Implementation Steps

A. Inform the Public About the Plan

After adoption, the Town and Village boards should ensure that copies of this plan are available at the Village and Town Halls, in the local library, and on the municipal websites. Effort should also be made to inform those people who participated in the focus groups and outside organizations about the new Plan.

B. Inform Local Boards and Committees

The Town and Village should ensure that this plan is widely distributed to members of all boards and committees working on behalf of the municipality including Planning Boards, ZBA's, Schoharie Promotional, SEEC, Central Bridge Civic Association, and others.

C. Provide Maps in Digital and Printed Format

The Town and Village should provide for a full set of maps included in this Plan in both digital form and large-scale printed maps for use by the Planning Boards, Building Inspectors, Town Board, Village Board, Town and Village clerks, and other future boards and committees. The maps should be readily available for reference and for decision making. Make sure the maps are all available online.

In the future, the Town and Village should share the digital data with Schoharie County so that they may be added into the County's GIS searchable database.

D. Create a Comprehensive Plan Implementation Committee(s)

The Town and Village Boards will oversee all aspects of implementation of this Plan and will direct work to be done in the future. However, they can't and shouldn't implement all strategies by themselves. Many of the strategies recommended in this Plan will be more successfully

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implemented when the expertise and interest of volunteers, businesses, organizations and any hired professional assistance are involved. The Boards should call upon other partners when needed.

Although all implementation will be at the direction of the Town or Village Boards, an important first step to begin work on this Plan would be to form a steering committee to coordinate the implementation of the new Plan. The Town and Village could jointly form this committee to coordinate, communicate, and provide leadership to move strategies to fruition or at least ensure that if two committees are formed, that they have regular communication and interaction.

It is recommended that this committee include interested residents and stakeholders and representatives of both elected and appointed boards. This Plan recognizes that in small communities like Schoharie it can be difficult finding enough volunteers to assist in implementation efforts. To overcome this, the Town and Village Boards should direct the steering and the various committees to prioritize projects, set realistic expectations, identify short-term and long-term actions, create specific but realistic tasks, establish time frames that include an end-date for completion to guide volunteers, and support their efforts with funding or support of grant writing if needed.

Other Committees may be useful to aid in implementation. These could include:

Housing Committee: A housing committee could be formed to aid in the implementation of housing opportunities and programs that would benefit the residents in the Town and Village. They can work to develop housing incentives and programs in coordination with the Town, Village and regional/State housing organizations to promote community development.

Recreation Planning Committee: This proposed committee could assist in the development of the recommended recreational opportunities in the Town and Village.

Zoning Update Committee(s): A zoning update committee could be formed to take the recommendations from this Comprehensive Plan and work with consultants to draft new language to update the zoning and subdivision laws. Since the Town and Village have separate zoning laws, it is recommended that separate committees be formed: One for the Town and one for the Village. However, because land use in one place influences the other, the two committees should be aware of each other's work and coordinate it to be consistent with this Plan. The Zoning Update Committee(s) should have diverse representatives from different parts of the community as well as at least one Planning Board and one Zoning Board of Appeals member. This effort will need assistance from or require the services of other professionals, especially the establishment of design standards for the proposed Gateway District. The Town may need to seek other funds to assist in this important step. The Town will also begin work to implement their New York State Smart Growth grant oriented to developing new zoning at the I-88 interchange.

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Regional Coordination and Implementation Partners

This Plan outlines many actions the Town and Village of Schoharie can take in the years to come to meet its vision and goals. While the Town and Village Boards are the ‘owner’ of this Plan, they should not do all the implementation alone. It is critical that the local governments work closely with others to solve problems. This includes organizations, agencies, and individuals within the Town and Village, but also with those in the broader region. It will be critical to forge strong partnerships to implement each step of this Plan.

These partners include the following:

- Area businesses and employers
- Schoharie’s cultural venues, artists, historical societies and museums
- New York State DEC, New York State Department of State and other State agencies
- Mohawk Valley Development Corporation
- Schoharie Library
- Rotary, Lions and similar groups
- Schoharie County Planning and Development
- Schoharie County Agricultural Development Specialist
- Schoharie County Board of Supervisors
- Schoharie County Farm Bureau
- Schoharie Promotional and Central Bridge Civic Association
- SEEC and other economic development-oriented organizations
- Town and Village agencies (Planning Boards, Building Departments, Police, Highway Departments)
- Town and Village historian

Monitoring, Evaluation and Keeping Plan Current

1. Set Annual Implementation Goals and Priorities

The Town and Village should both review implementation goals and set priorities on an annual basis and provide direction to the above implementation committees. An annual work plan should be developed to guide committee efforts as they assist the Boards in implementation. The Town and Village should review the list of priority actions being implemented on an annual basis to determine the status of efforts, as well as to identify other actions that should be implemented next. All committees should submit an annual report on their progress to the Board(s) and indicate issues, challenges, and potential funding needs. The Boards should report this progress back to the community through an annual Town/Village Hall meeting. The Town and Village should regularly evaluate and report to the community on implementation progress and adjust the plan as necessary based on the current events in Schoharie. It is suggested that at their annual reorganization meetings, or shortly after, the Town and Village Boards should review the status of implementation of the various components of the Plan; and ask for reports from the various groups and committees working on implementation so that Board members continue to understand concerns and issues that have arisen during the past year that may need to be addressed in updates to the Plan, local laws or regulatory action, or

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other programs. The Town and Village Boards review should be focus on reviewing the action plan, identifying goals reached, retiring completed ones from the action list, and adding new ones.

2. **The Town and Village Boards should review and update this Plan every ten years.** New York State Town Law 272-a, which authorizes the Town to adopt a comprehensive plan, also states that the “Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.” It is recommended that the Town and Village conducts this review and update the plan as may be needed every ten years to ensure that it remains a useful document to continue to guide decision making in Schoharie.

Priority Actions

Priority strategies should focus on addressing critical issues related to Village walkability, environmental sustainability, infrastructure improvement, and regulatory improvements to Town and Village zoning.

Outside of the zoning and subdivision regulations, this Comprehensive Plan is a consideration in all discretionary decision making processes that trigger review under New York’s State Environmental Review Act (SEQR). SEQR established a systematic consideration of environmental factors early in the planning stages of actions that are directly undertaken, funded or approved by local (and state agencies). Consistency of those proposed actions with this Plan is a requirement of SEQR and this is a substantial implementation tool for early and ongoing consideration in regulatory decision making.

Not all strategies will be immediately pursued. After plan adoption, the Town and Village should work with the recommended implementation committee and set some high level priorities and timelines. Priority strategies recommended by the Comprehensive Plan Advisory Committee include the following:

Priority Strategies	Type of Action	Plan Reference
Budget and contract for grant writing services	Programmatic	
Provide for ongoing training for all elected and appointed officials	Programmatic	
Enhance municipal websites	Programmatic	
Continue to conduct additional hydrological studies to evaluate water capacity in Town at the Gateway area	Programmatic	
Increase accessibility of the public to Town and Village meetings via online resources	Capital Improvement	
Target infrastructure, sidewalk, property maintenance improvements in Central Bridge	Capital Improvement	

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Priority Strategies	Type of Action	Plan Reference
Update crosswalks and sidewalks in the Village	Capital Improvement	
Improve visual and physical access points to the Schoharie, Fox and Cobleskill Creeks	Capital Improvement	
Acquire all or part of the parcel on Bridge Street adjacent to the Creek to support additional access to the Creek and proposed trail	Capital Improvement	
Prohibit mining expansion	Regulatory	
Update zoning to allow for expanded use of Accessory Dwelling Units (ADU)	Regulatory	
Update Village zoning as per this plan	Regulatory	
Update Town Zoning as per this plan, including creation of the Gateway District and development of form-based or design requirements via the New York State Smart Growth Grant program, and update RA district to promote plan policies including agriculture, agri-businesses, and low density residential uses. Incorporate use of environmental overlays, conservation subdivision, lowering housing density in certain areas, use of rural design standards, using net acreage and average lot sizes. Incorporate use of stream buffers.	Regulatory	

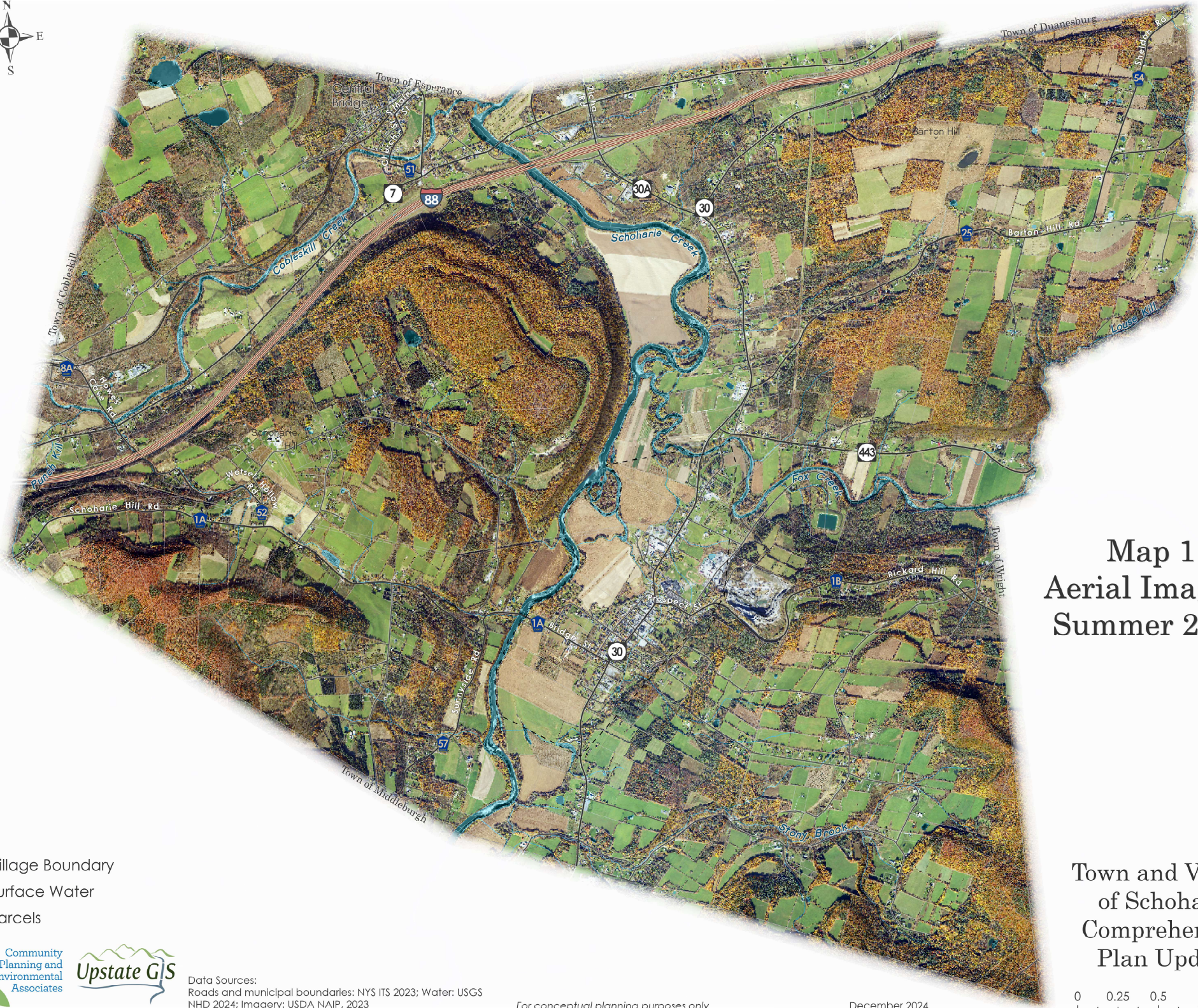
Town and Village of Schoharie Comprehensive Plan

Maps

The following maps are included in the Plan:

- Aerial Imagery Summer 2022
- Agricultural District and Farmland Soils
- Bedrock and Karst Geology
- Development Constraints
- Environmental Sensitivity
- Flood Zones and Wetlands
- Important Habitat Areas
- Land Cover
- Land Use
- Predicted Visibility of Highpoints and Ridges
- Predicted Visibility from Scenic Roadways
- Schoharie Creek Sub-watersheds
- Sidewalks/Sidewalk Condition/ Inventory (Village)
- Soil Drainage
- Steep Slopes
- Topography
- Water and Sewer Service Areas
- Year Built
- Zoning (existing)

Each one of these maps is further described in Appendix 1 of this Plan. These maps offer a great deal of information on current conditions in Schoharie and were used in this Plan to identify strengths, weaknesses, opportunities and threats related to physical and land use features. They will be useful for both municipalities and all land owners to learn more about the opportunities and sensitivities that can be planned . Planning Boards, ZBAs and Building Inspectors will find these maps useful in their everyday review of land use applications. As zoning is re-evaluated, the maps will also be crucial in identifying conservation overlays and other zoning boundaries that are recommended in this Plan.



Map 1 Aerial Imagery Summer 2022

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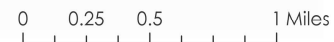
- Village Boundary
- Surface Water
- Parcels

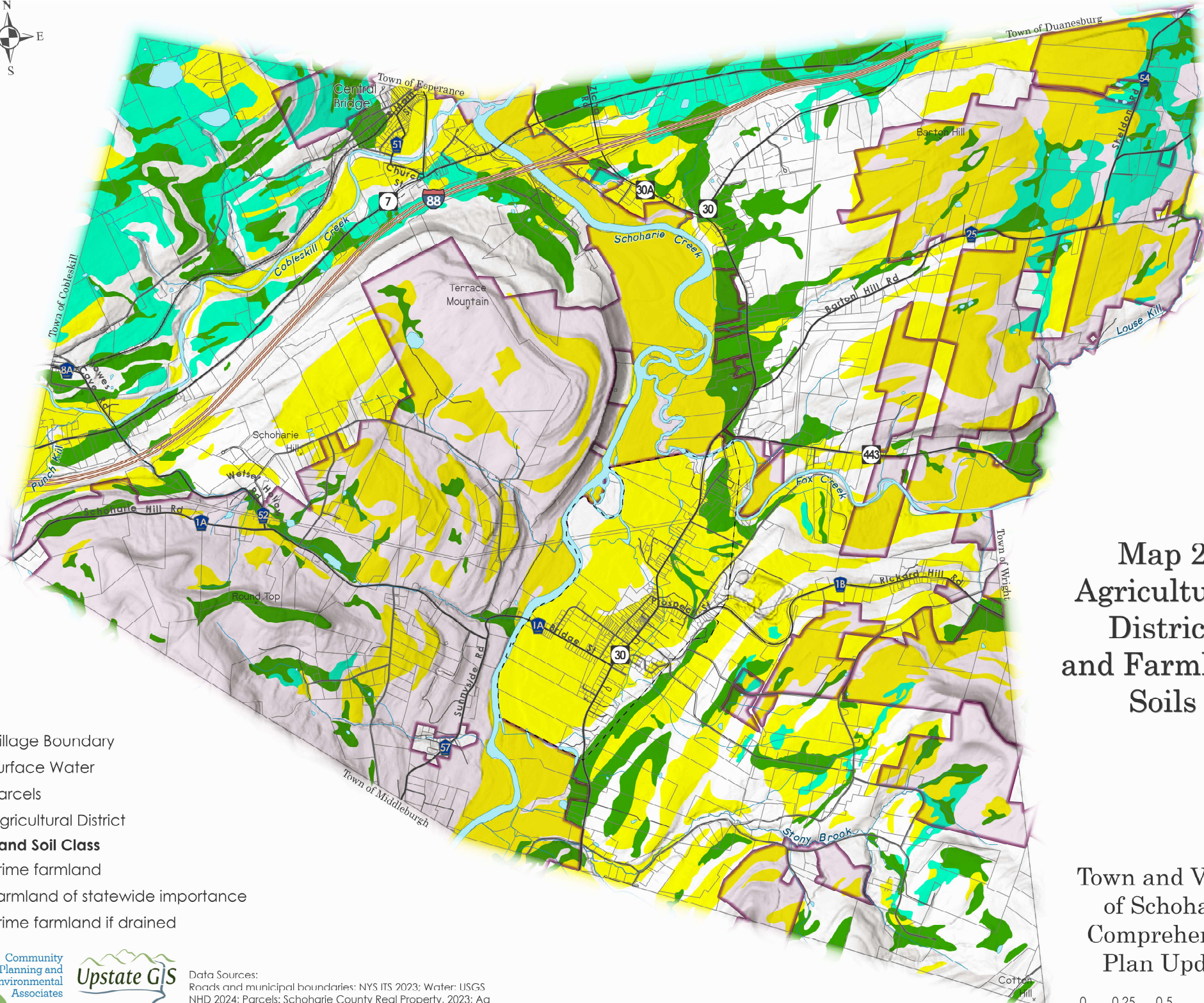


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Imagery: USDA NAIP, 2023

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Map 2 Agricultural District and Farmland Soils

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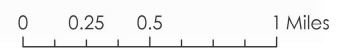
- Village Boundary
- Surface Water
- Parcels
- Agricultural District
- Farmland Soil Class**
- Prime farmland
- Farmland of statewide importance
- Prime farmland if drained

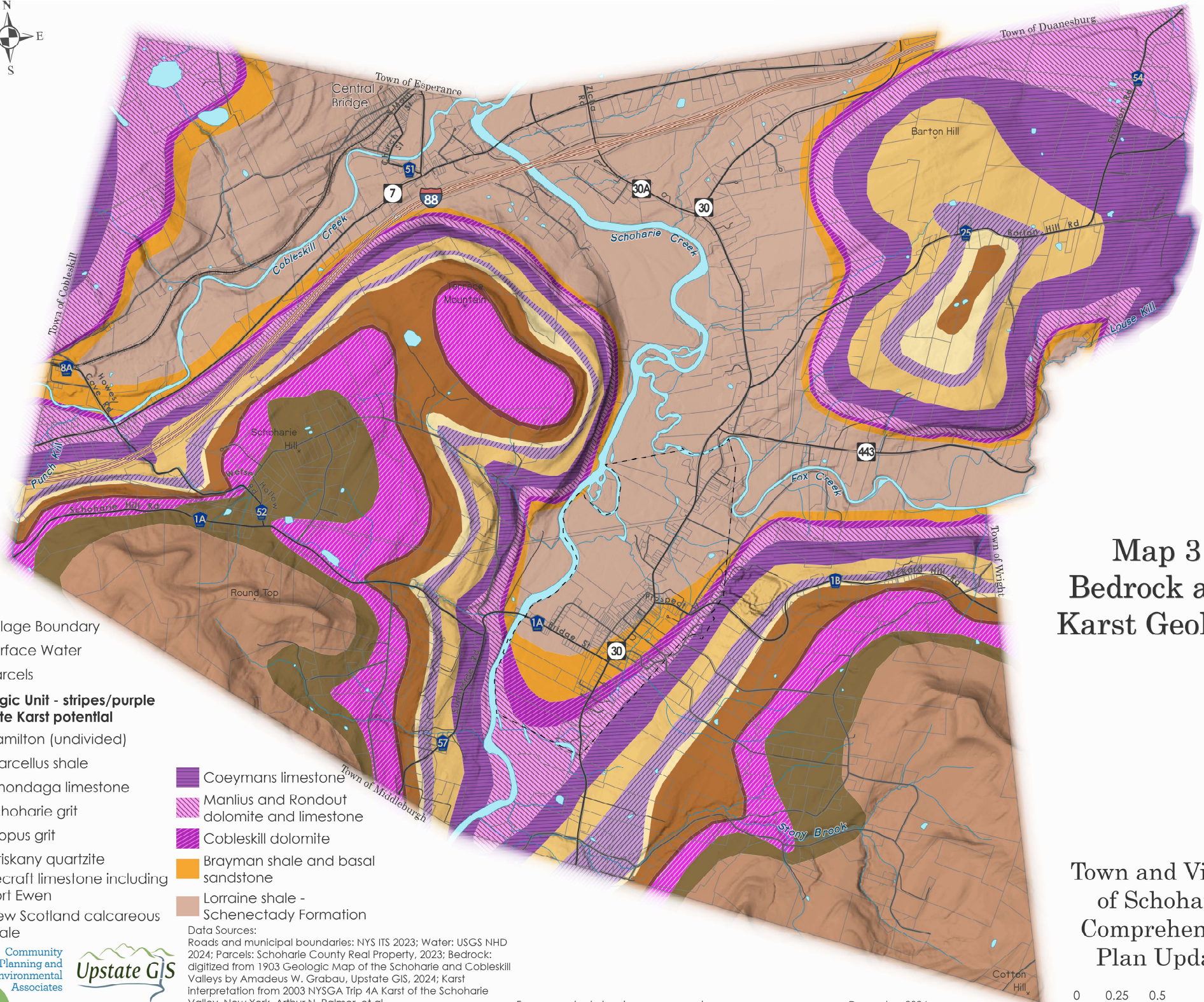


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023; Ag
District: CUGIR, 2022; Soils: USDA NRCS, 2023

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- Village Boundary
- Surface Water
- Parcels

Geologic Unit - stripes/purple indicate Karst potential

- Hamilton (undivided)
- Marcellus shale
- Onondaga limestone
- Schoharie grit
- Esopus grit
- Oriskany quartzite
- Becraft limestone including Port Ewen
- New Scotland calcareous shale
- Coeymans limestone
- Manlius and Rondout dolomite and limestone
- Cobleskill dolomite
- Brayman shale and basal sandstone
- Lorraine shale - Schenectady Formation

Data Sources:
 Roads and municipal boundaries: NYS ITS 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real Property, 2023; Bedrock: digitized from 1903 Geologic Map of the Schoharie and Cobleskill Valleys by Amadeus W. Grabau, Upstate GIS, 2024; Karst interpretation from 2003 NYSGA Trip 4A Karst of the Schoharie Valley, New York, Arthur N. Palmer, et al.

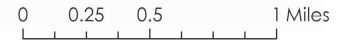
Map 3 Bedrock and Karst Geology

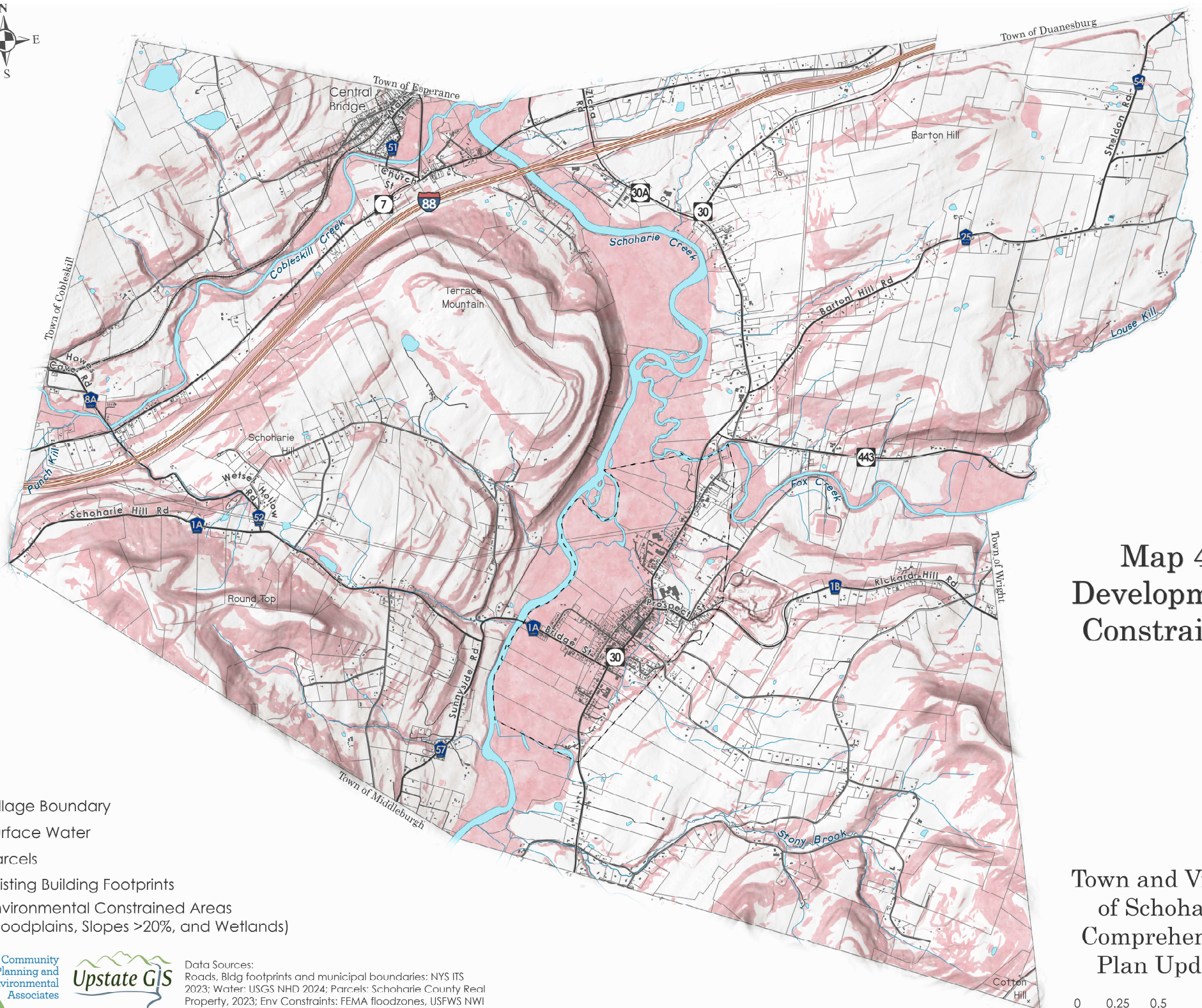
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Map 4 Development Constraints

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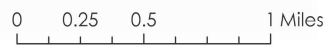
- Village Boundary
- Surface Water
- Parcels
- Existing Building Footprints
- Environmental Constrained Areas
(Floodplains, Slopes >20%, and Wetlands)

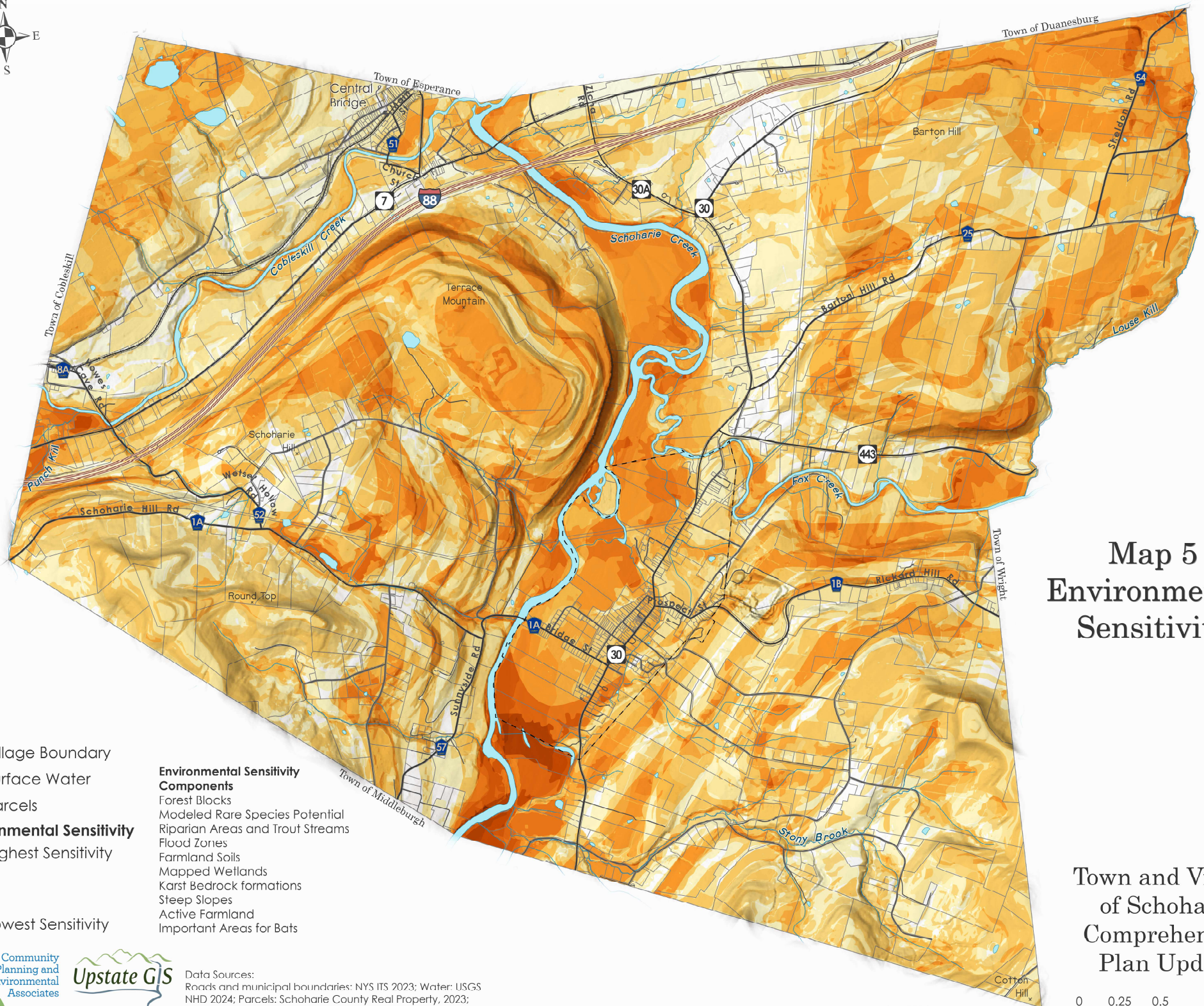


Data Sources:
 Roads, Bldg footprints and municipal boundaries: NYS ITS
 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real
 Property, 2023; Env Constraints: FEMA floodzones, USFWS NWI
 Wetlands and Slopes >20%

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Map 5 Environmental Sensitivity

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Village Boundary

Surface Water

Parcels

Environmental Sensitivity

Highest Sensitivity

Lowest Sensitivity

Environmental Sensitivity Components

- Forest Blocks
- Modeled Rare Species Potential
- Riparian Areas and Trout Streams
- Flood Zones
- Farmland Soils
- Mapped Wetlands
- Karst Bedrock formations
- Steep Slopes
- Active Farmland
- Important Areas for Bats

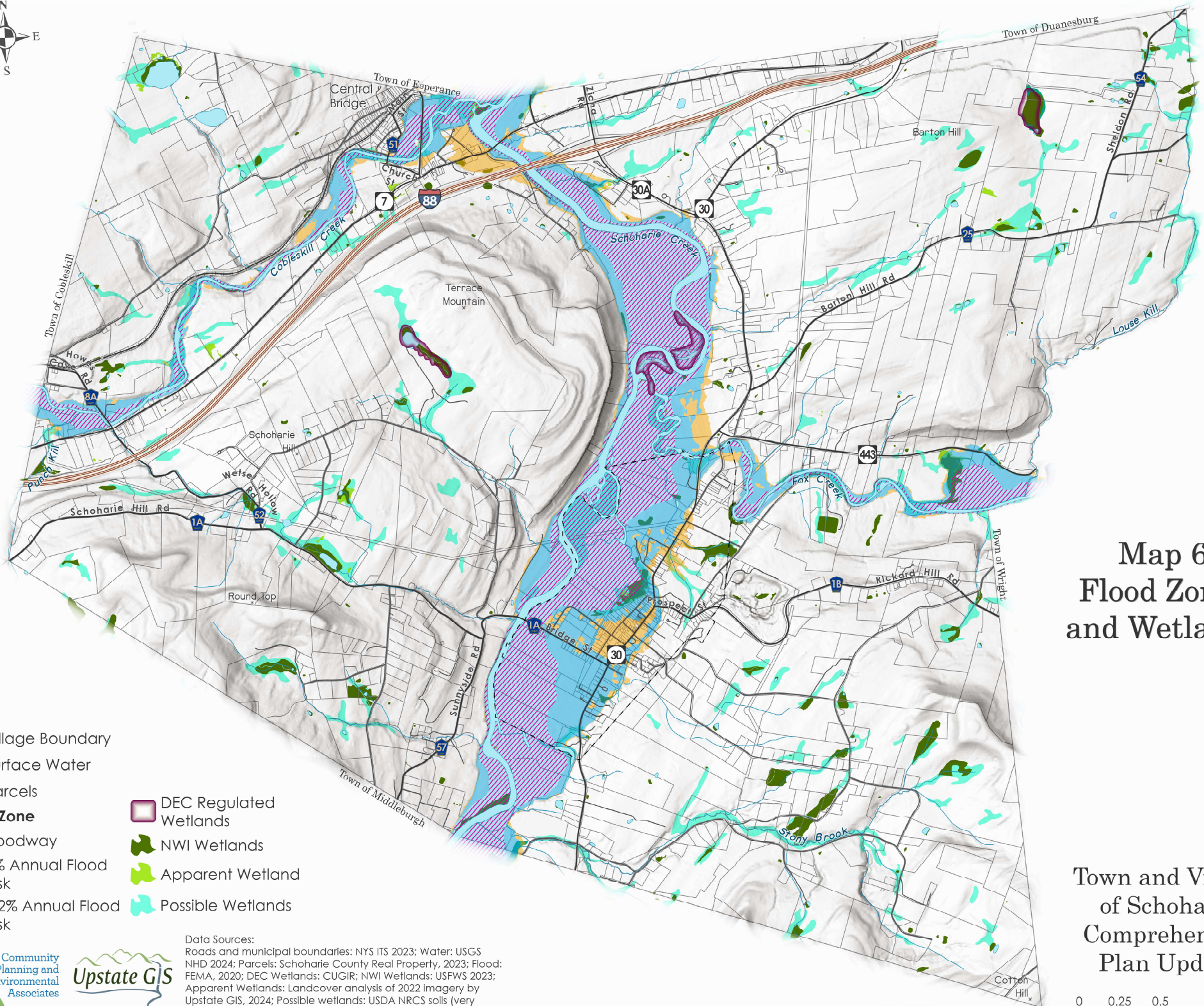


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023;
Analysis layer: Upstate GIS, 2024

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0 0.25 0.5 1 Miles



Map 6 Flood Zones and Wetlands

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- Village Boundary
- Surface Water
- Parcels
- Flood Zone**
- Floodway
- 1% Annual Flood Risk
- 0.2% Annual Flood Risk
- DEC Regulated Wetlands
- NWI Wetlands
- Apparent Wetland
- Possible Wetlands

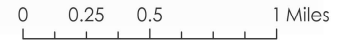


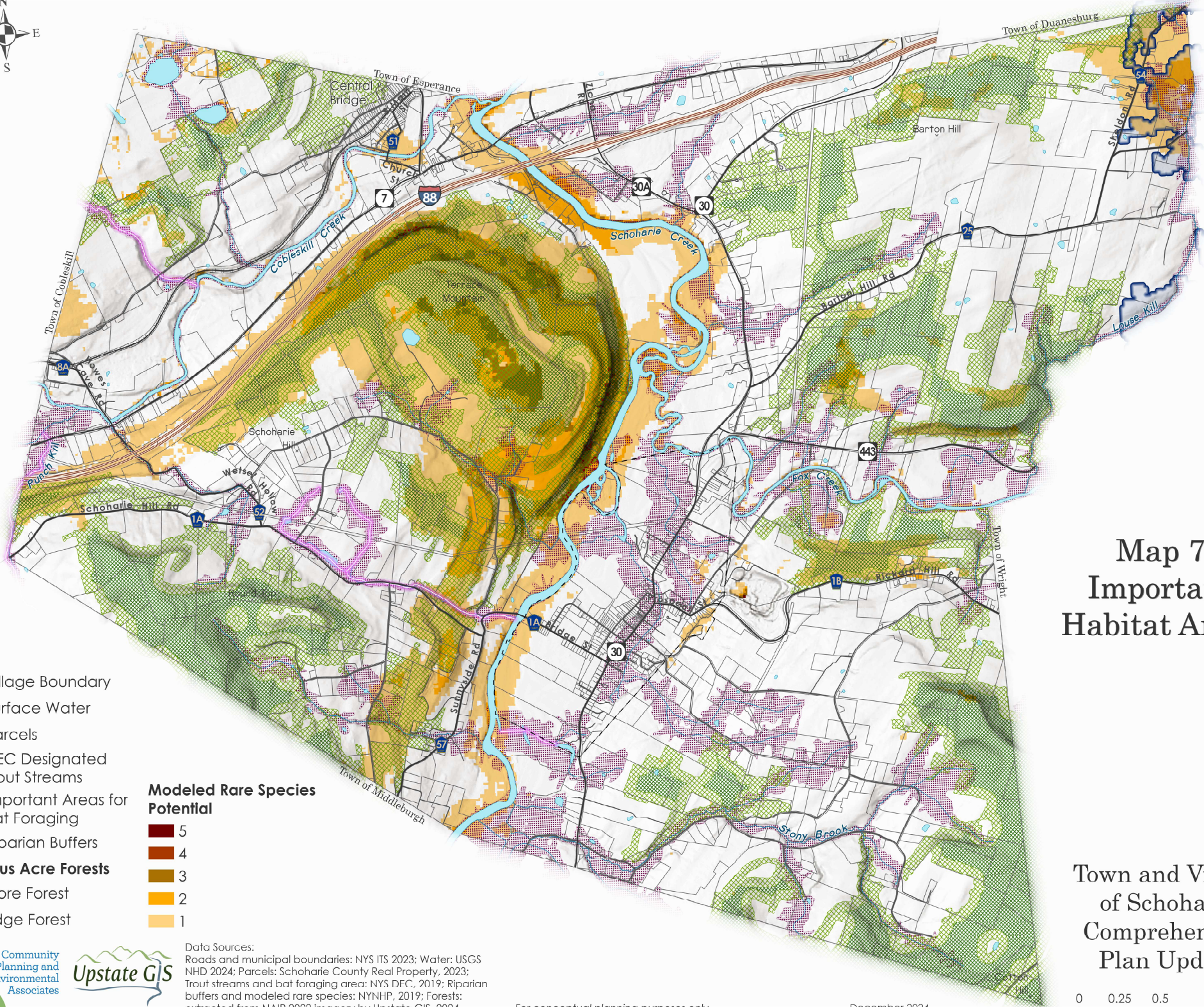
Upstate GIS

Data Sources:
 Roads and municipal boundaries: NYS ITS 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real Property, 2023; Flood: FEMA, 2020; DEC Wetlands: CUGIR; NWI Wetlands: USFWS 2023; Apparent Wetlands: Landcover analysis of 2022 imagery by Upstate GIS, 2024; Possible wetlands: USDA NRCS soils (very poorly drained), 2023

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Map 7
Important
Habitat Areas

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- Village Boundary
- Surface Water
- Parcels
- DEC Designated Trout Streams
- Important Areas for Bat Foraging
- Riparian Buffers
- 100-plus Acre Forests**
 - Core Forest
 - Edge Forest

Modeled Rare Species Potential

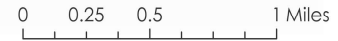
	5
	4
	3
	2
	1

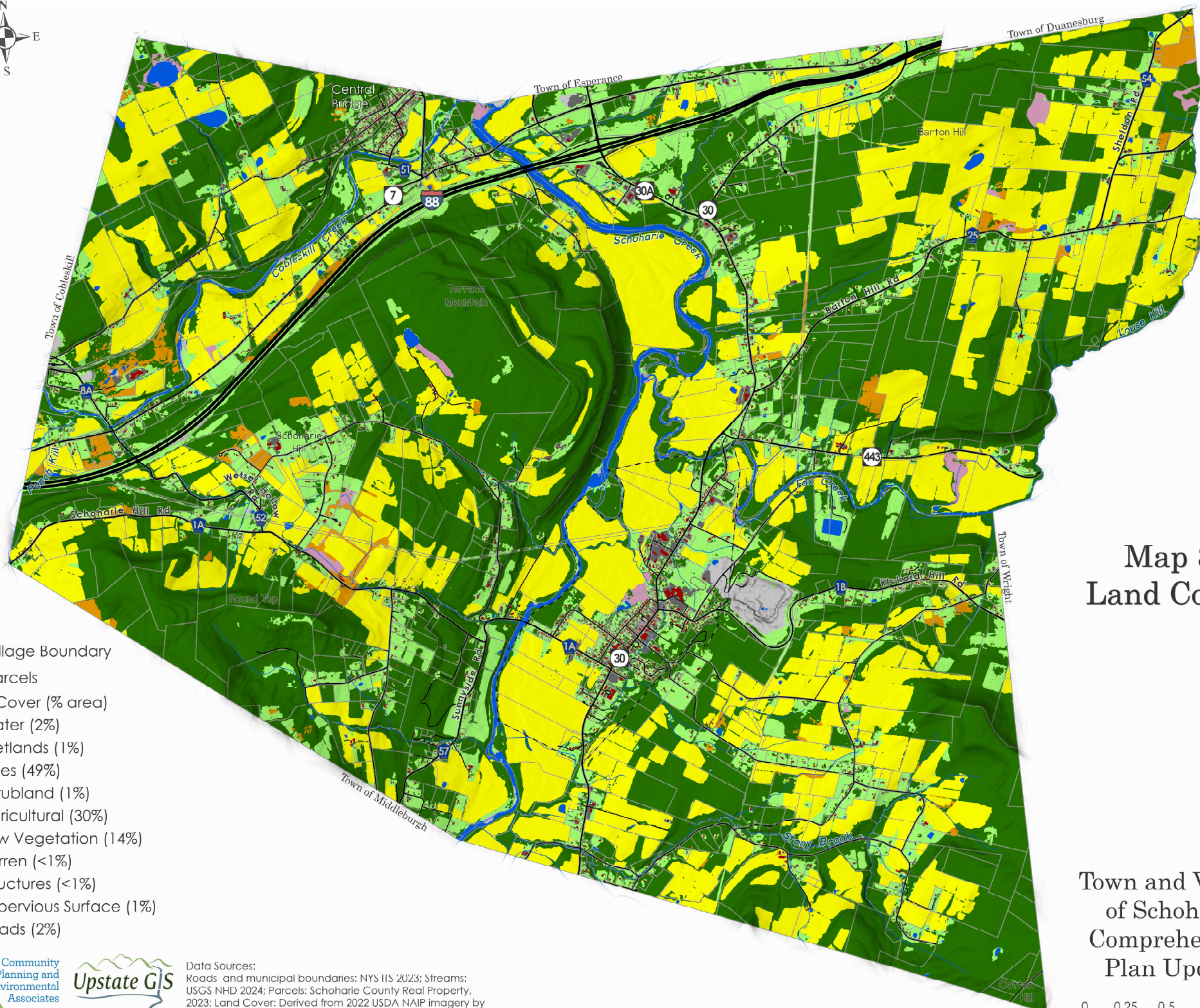


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real Property, 2023; Trout streams and bat foraging area: NYS DEC, 2019; Riparian buffers and modeled rare species: NYNHP, 2019; Forests: extracted from NAIP 2022 imagery by Upstate GIS, 2024

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











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Map 8
Land Cover

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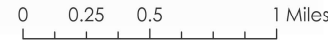
-  Village Boundary
-  Parcels
- Land Cover (% area)
-  Water (2%)
-  Wetlands (1%)
-  Trees (49%)
-  Shrubland (1%)
-  Agricultural (30%)
-  Low Vegetation (14%)
-  Barren (<1%)
-  Structures (<1%)
-  Impervious Surface (1%)
-  Roads (2%)

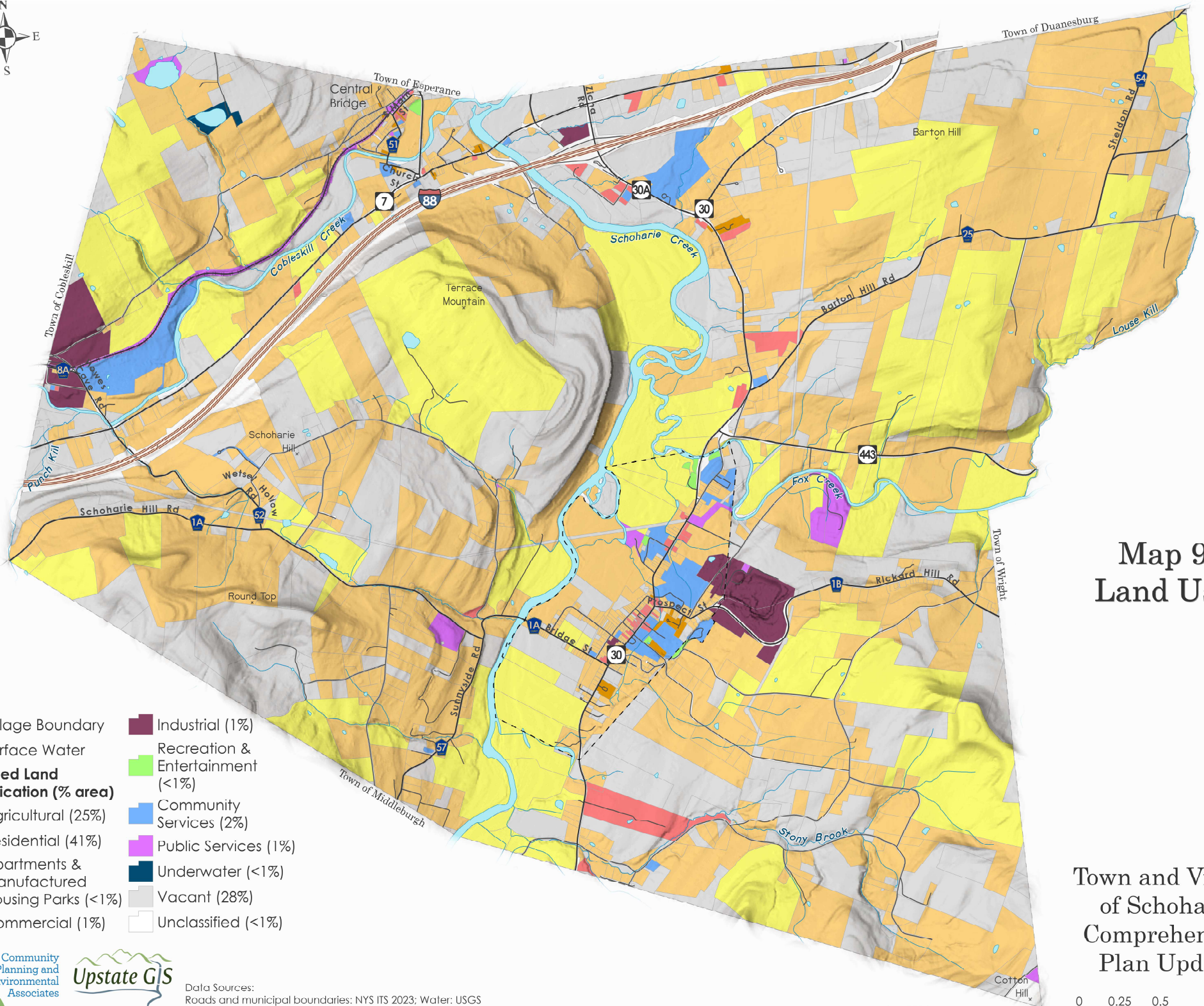


Data Sources:
Roads and municipal boundaries: NYS IIS '2023; Streams:
USGS NHD 2024; Parcels: Schoharie County Real Property,
2023; Land Cover: Derived from 2022 USDA NAIP imagery by
Upstate GIS, 2024

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Map 9 Land Use

- Village Boundary
- Surface Water
- Assessed Land Classification (% area)**
- Agricultural (25%)
- Residential (41%)
- Apartments & Manufactured Housing Parks (<1%)
- Commercial (1%)
- Industrial (1%)
- Recreation & Entertainment (<1%)
- Community Services (2%)
- Public Services (1%)
- Underwater (<1%)
- Vacant (28%)
- Unclassified (<1%)

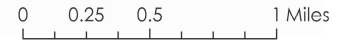
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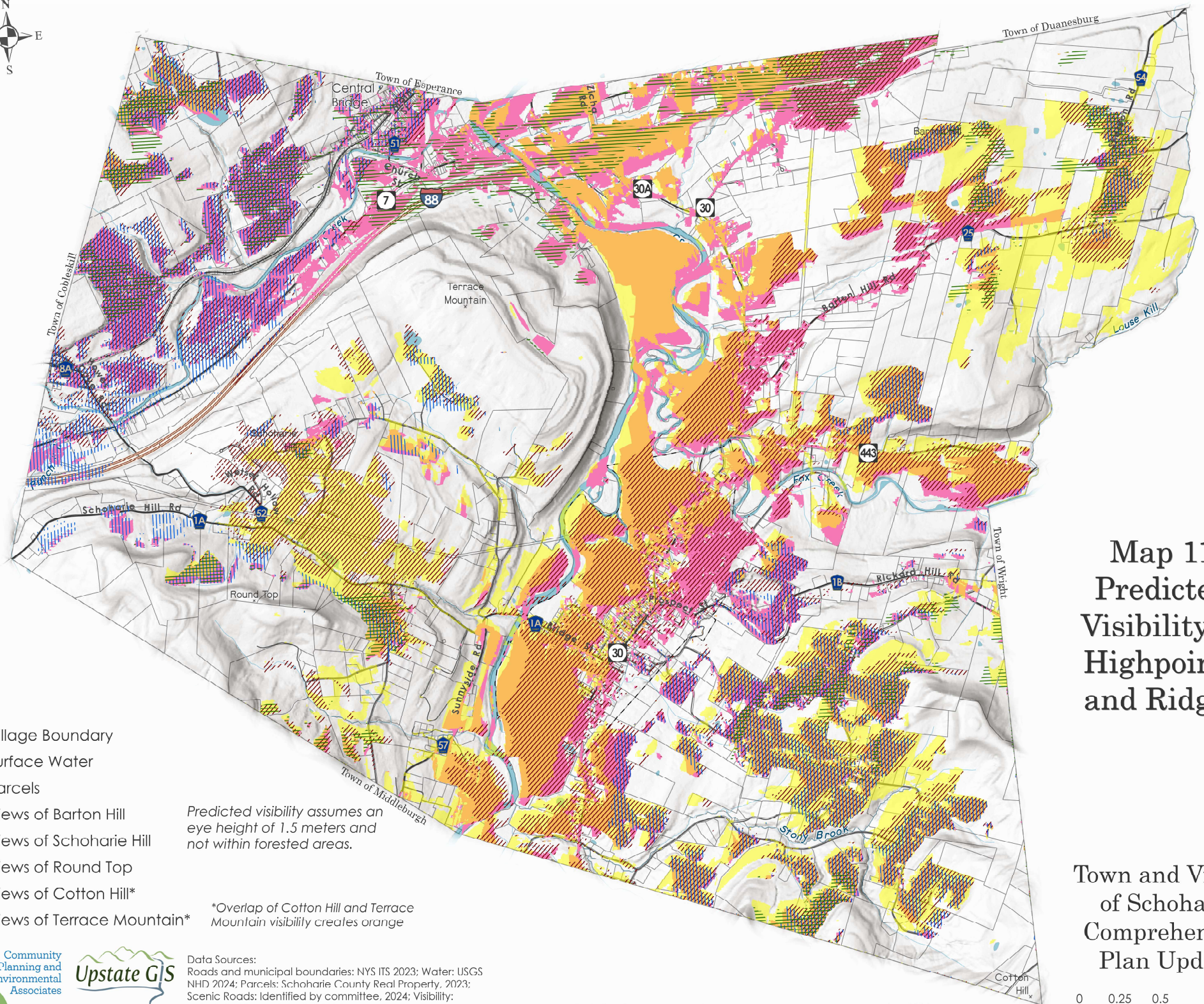


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023

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Map 11
Predicted
Visibility of
Highpoints
and Ridges

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-  Village Boundary
-  Surface Water
-  Parcels
-  Views of Barton Hill
-  Views of Schoharie Hill
-  Views of Round Top
-  Views of Cotton Hill*
-  Views of Terrace Mountain*

Predicted visibility assumes an eye height of 1.5 meters and not within forested areas.

**Overlap of Cotton Hill and Terrace Mountain visibility creates orange*

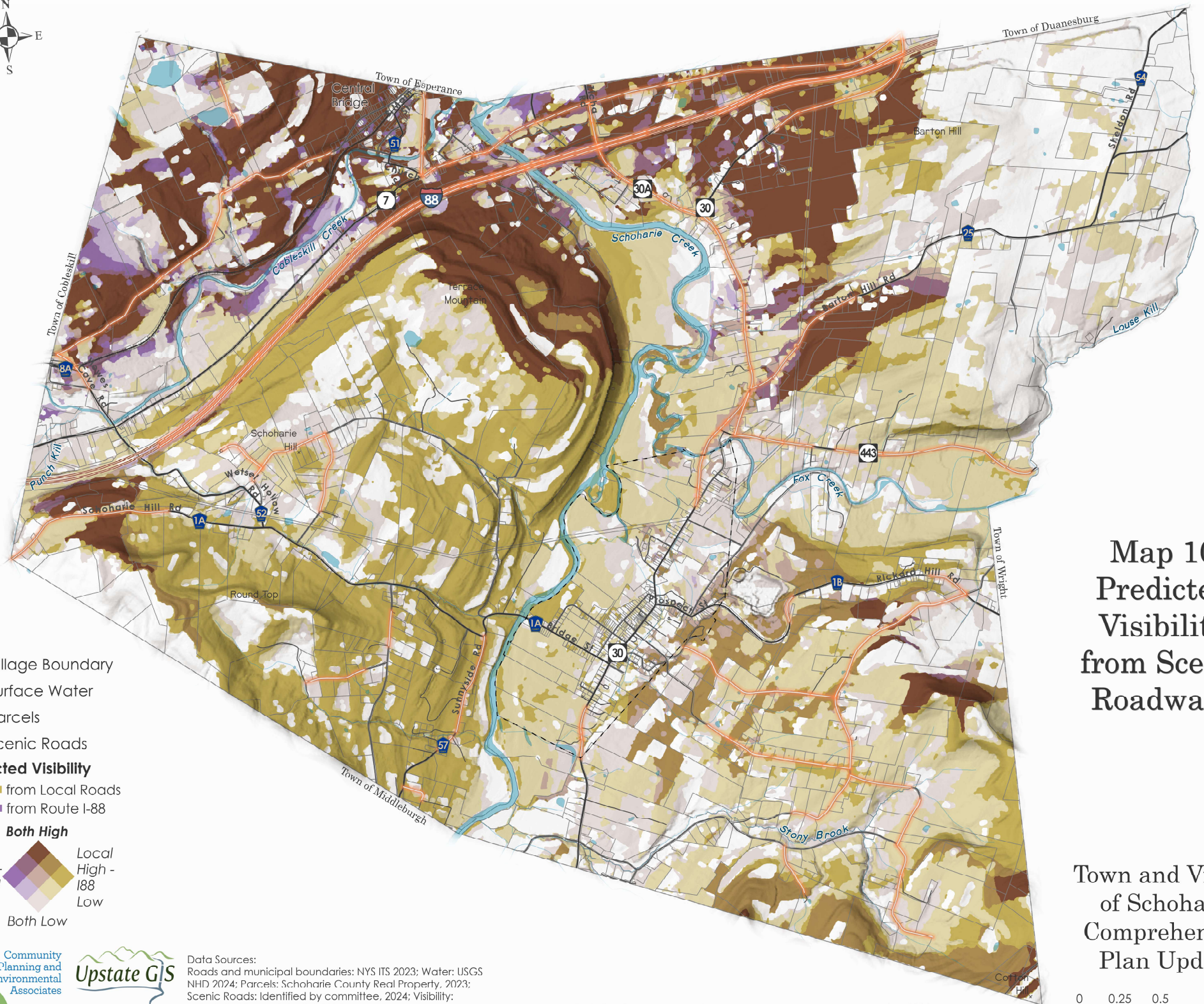
Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real Property, 2023; Scenic Roads: Identified by committee, 2024; Visibility: calculated by Upstate GIS 2024

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0 0.25 0.5 1 Miles





Map 10 Predicted Visibility from Scenic Roadways

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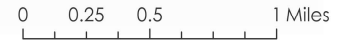
- Village Boundary
- Surface Water
- Parcels
- Scenic Roads
- Predicted Visibility**
- from Local Roads
- from Route I-88
- Both High**
- Both High
- High - Local
- High - I88
- Low
- Low
- Both Low**

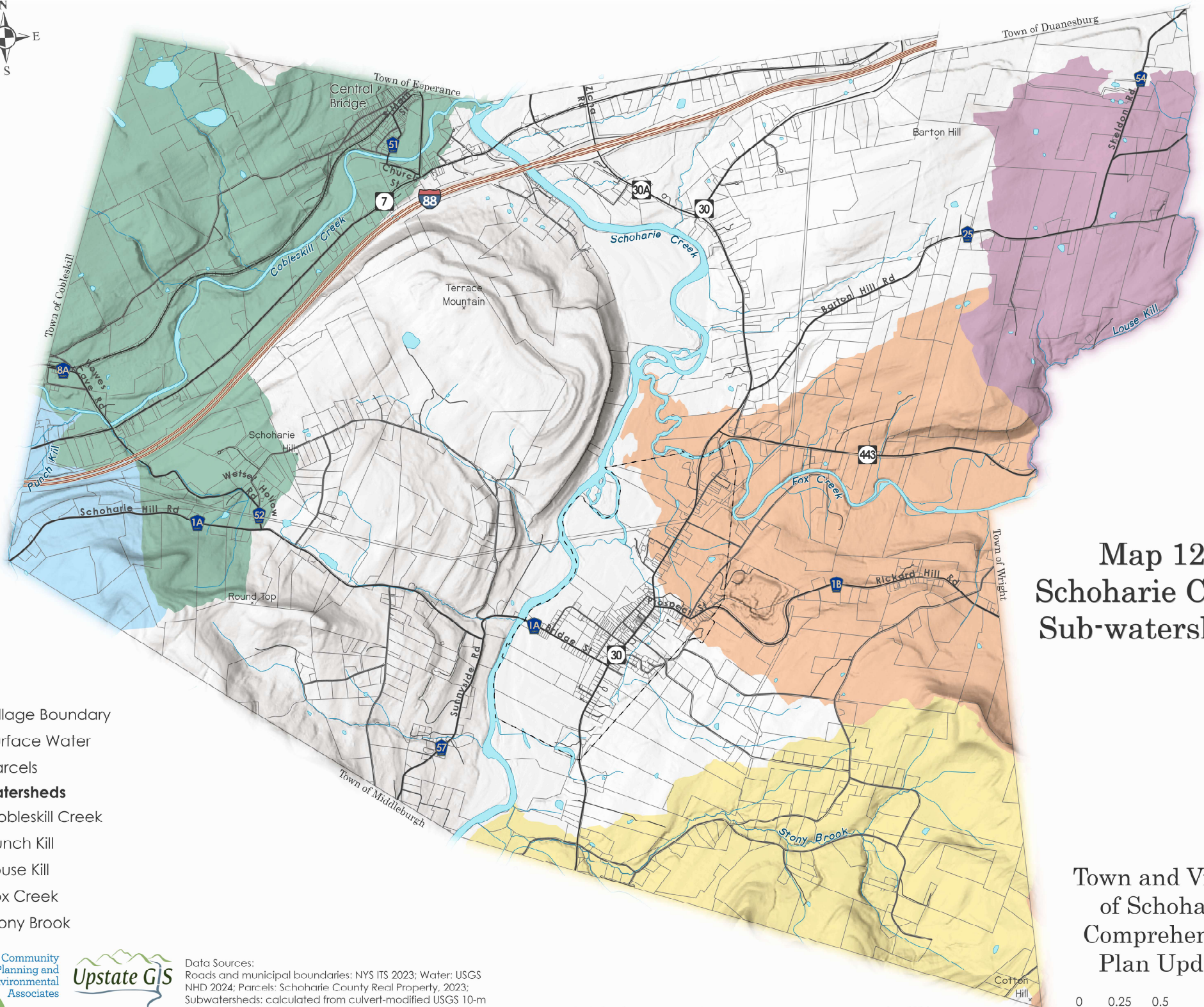


Data Sources:
 Roads and municipal boundaries: NYS ITS 2023; Water: USGS
 NHD 2024; Parcels: Schoharie County Real Property, 2023;
 Scenic Roads: Identified by committee, 2024; Visibility:
 calculated by Upstate GIS 2024

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Map 12 Schoharie Creek Sub-watersheds

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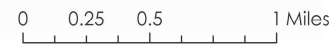
- Village Boundary
- Surface Water
- Parcels
- Subwatersheds**
- Cobleskill Creek
- Punch Kill
- Louse Kill
- Fox Creek
- Stony Brook



Data Sources:
 Roads and municipal boundaries: NYS ITS 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real Property, 2023; Subwatersheds: calculated from culvert-modified USGS 10-m DEMs, Upstate GIS, 2024

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Map 13
Sidewalk / Crosswalk
Condition / Inventory

- Village Boundary
- Parcels
- Crosswalks
- Sidewalks

- Crosswalk Issues***
- ▲ Vegetation Maintenance
 - ▲ Need Repaint
 - ▲ Need New
- Sidewalk Issues***
- ▲ Multiple
 - Vegetation Maintenance
 - Need Repair
 - Need Replacement
 - Need New
 - Insufficient Width
 - Multiple

*See report for specific issues noted in field survey

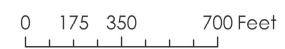


Data Sources:
Roads and municipal boundaries: NYS ITS 2023;
Parcels: Schoharie County Real Property, 2023

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Map 14
Soil Drainage

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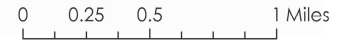
- Village Boundary
- Surface Water
- Parcels
- Soil Drainage Class - Dominant Condition**
 - Somewhat excessively drained
 - Well drained
 - Moderately well drained
 - Somewhat poorly drained
 - Poorly drained
 - Very poorly drained



Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023;
Soils: USDA NRCS, 2023

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Map 15
Steep Slopes

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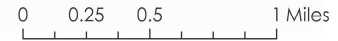
- Village Boundary
- Surface Water
- Parcels
- Percent Slope**
- < 10%
- 10 to 15%
- > 15 to 20%
- > 20 to 25%
- > 25%

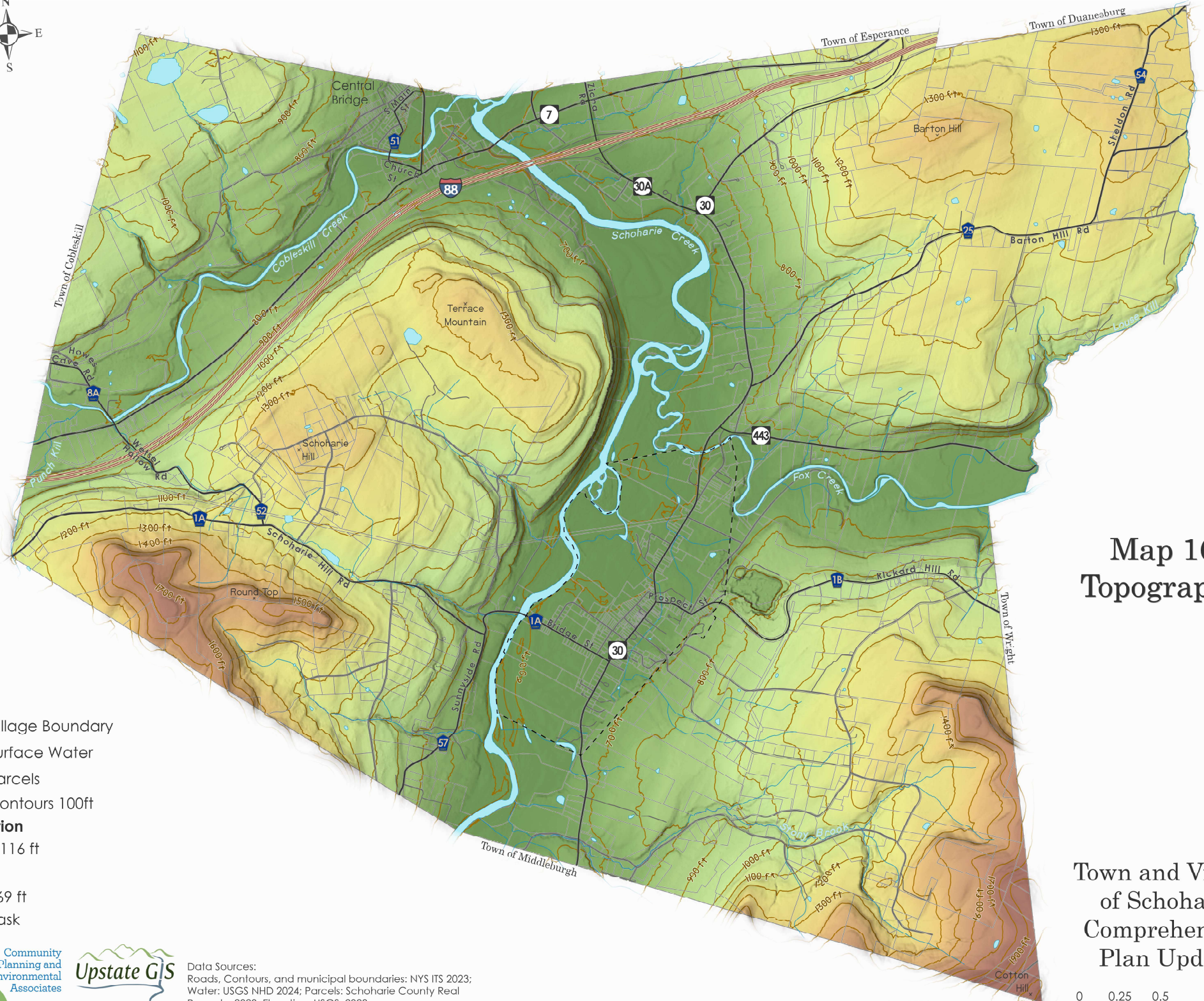


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023;
Slopes: Derived from USGS DEM

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Map 16 Topography

Town and Village of Schoharie Comprehensive Plan Update

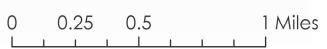
- Village Boundary
 - Surface Water
 - Parcels
 - Contours 100ft
- Elevation**
- 2,116 ft
 - 569 ft
 - Mask



Data Sources:
Roads, Contours, and municipal boundaries: NYS ITS 2023;
Water: USGS NHD 2024; Parcels: Schoharie County Real
Property, 2023; Elevation: USGS, 2023

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Map 17 Vacant Building Inventory (Village)

Town and Village
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- Village Boundary
- Parcels
- Parcels with Vacant Buildings

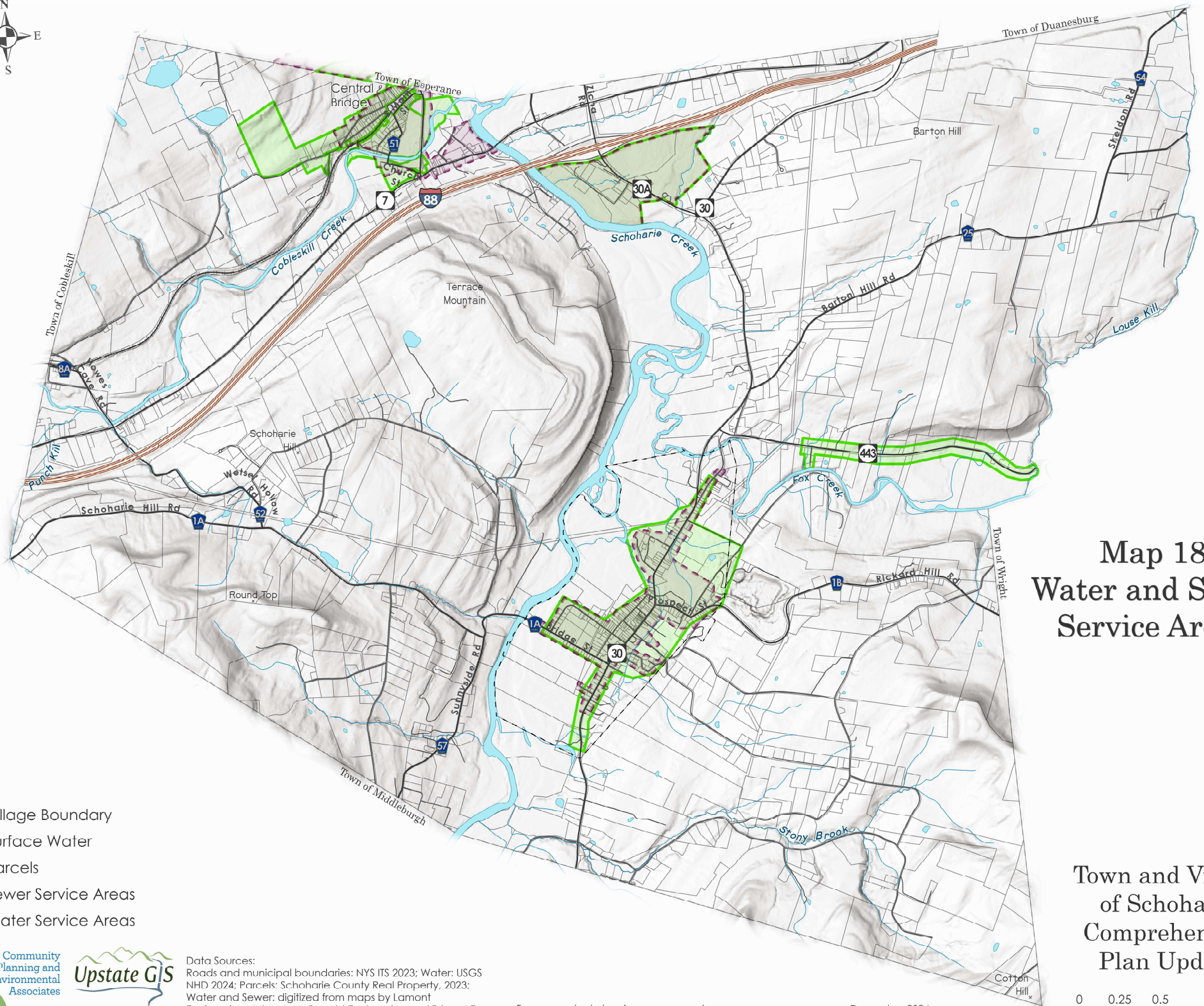


Data Sources:
Roads and municipal boundaries: NYS ITS 2023;
Parcels: Schoharie County Real Property, 2023

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

December 2024





Map 18 Water and Sewer Service Areas

Town and Village of Schoharie Comprehensive Plan Update

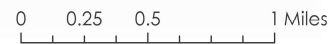
-  Village Boundary
-  Surface Water
-  Parcels
-  Sewer Service Areas
-  Water Service Areas

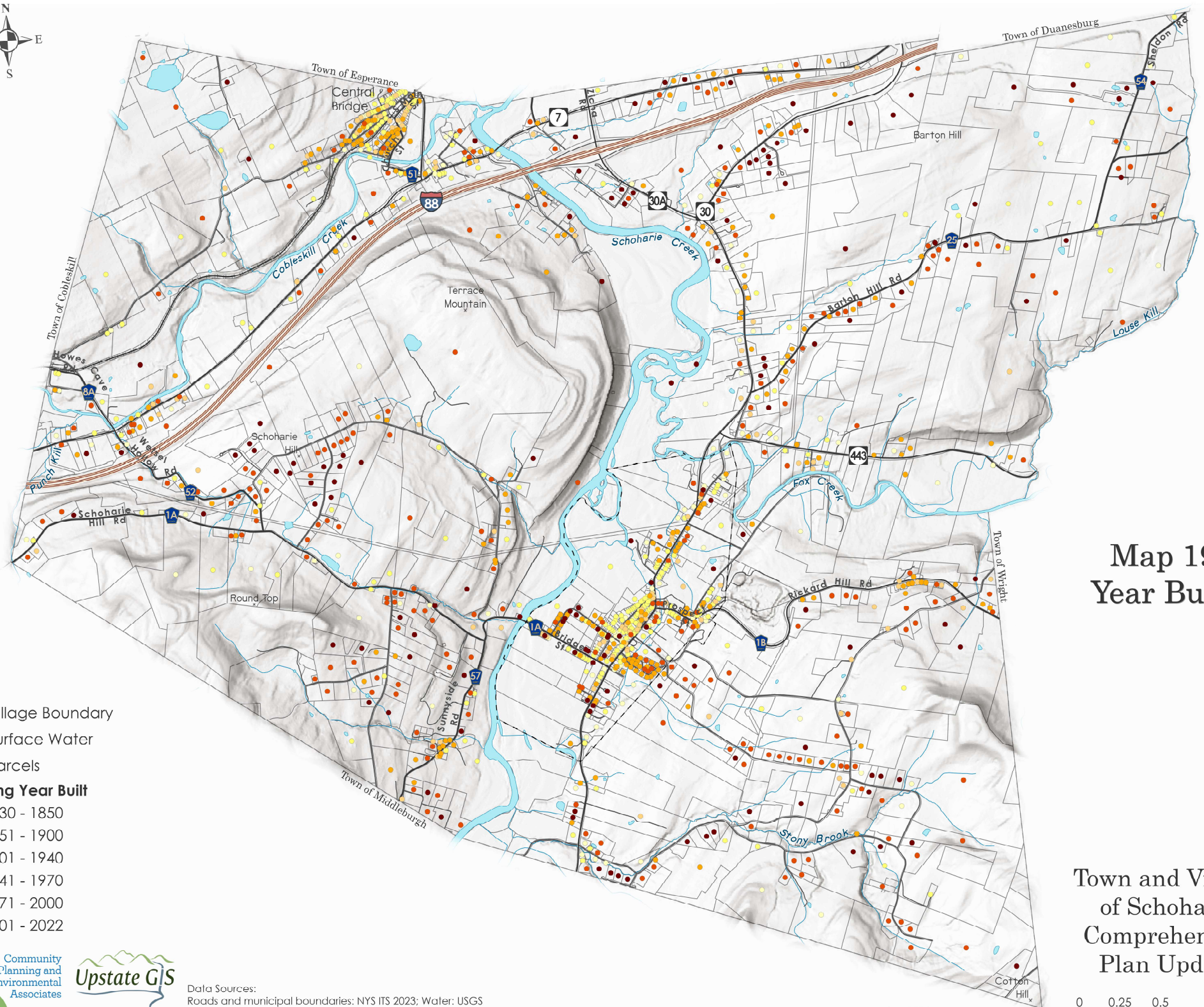


Data Sources:
 Roads and municipal boundaries: NYS ITS 2023; Water: USGS NHD 2024; Parcels: Schoharie County Real Property, 2023; Water and Sewer: digitized from maps by Lamont Engineering, John M. McDonald Engineering and Prime AE

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Map 19 Year Built

Town and Village of Schoharie Comprehensive Plan Update

- Village Boundary
- Surface Water
- Parcels

Building Year Built

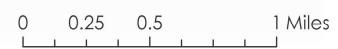
- 1730 - 1850
- 1851 - 1900
- 1901 - 1940
- 1941 - 1970
- 1971 - 2000
- 2001 - 2022

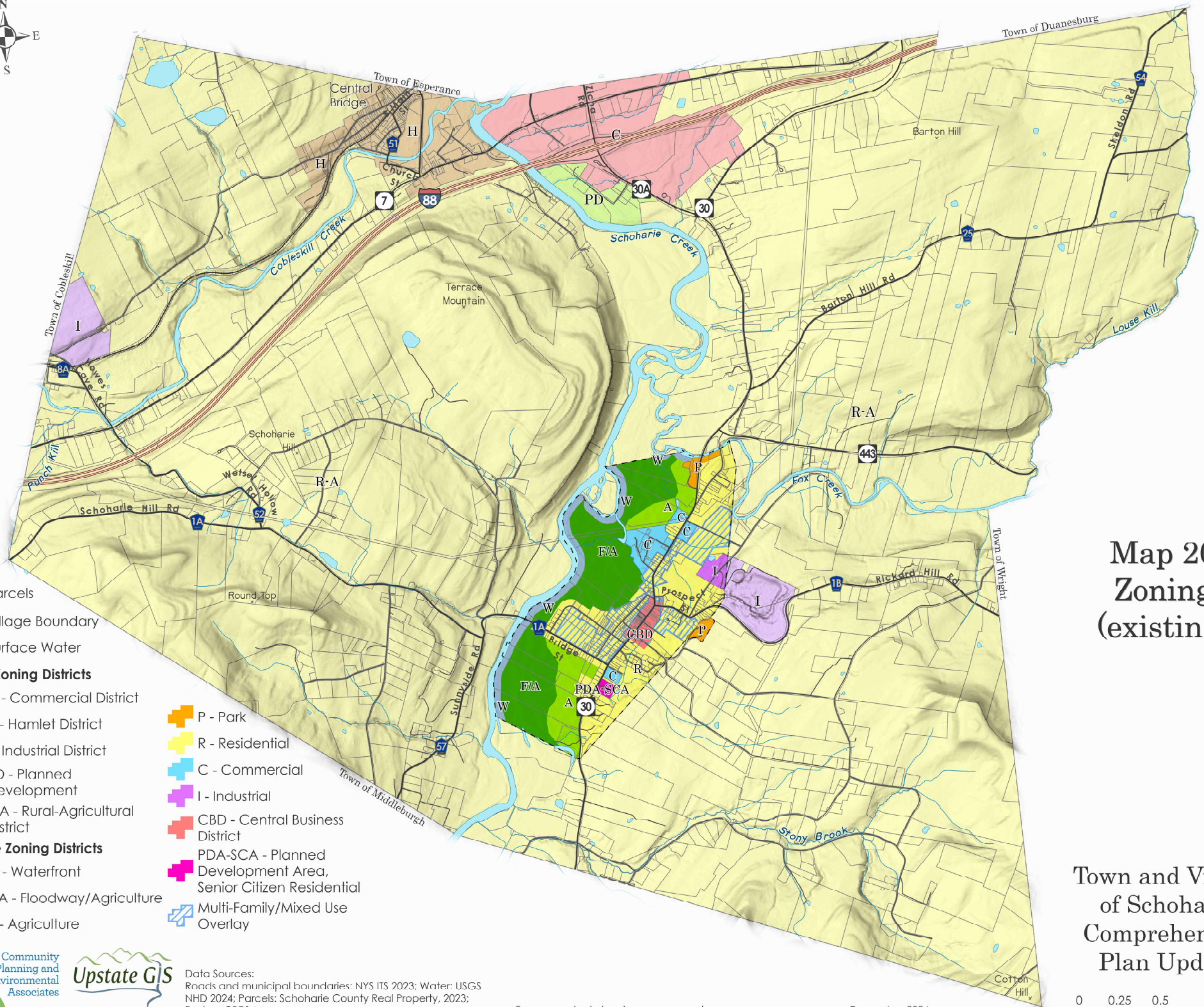


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023

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Map 20
Zoning
(existing)

- Parcels
- Village Boundary
- Surface Water

Town Zoning Districts

- C - Commercial District
- H - Hamlet District
- I - Industrial District
- PD - Planned Development
- R-A - Rural-Agricultural District

Village Zoning Districts

- W - Waterfront
- F/A - Floodway/Agriculture
- A - Agriculture

- P - Park
- R - Residential
- C - Commercial
- I - Industrial
- CBD - Central Business District
- PDA-SCA - Planned Development Area, Senior Citizen Residential
- Multi-Family/Mixed Use Overlay

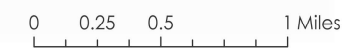


Data Sources:
Roads and municipal boundaries: NYS ITS 2023; Water: USGS
NHD 2024; Parcels: Schoharie County Real Property, 2023;
Zoning: CPE&A

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Documents Adopted by Reference

The following plans or studies have previously been developed and adopted by the Town or Village. Each of these are available on the Town and Village's websites as separate documents. They all remain relevant, however, and are incorporated into and hereby made a part of this Comprehensive Plan by reference.

- a. 2015 Town Review of 1997 Joint Comprehensive Plan
- b. Hamlet of Central Bridge Plan (2018)
- c. Village of Schoharie Long-Term Recovery Plan (2014)
- d. Village of Schoharie Local Waterfront Revitalization Plan: Waterfront and Recreation (2016)