



Public Hearing Presentation - March 21, 2023



State Route 30A Development Site



McFarland Johnson



Project Team and Contact Information:

Site Owner / Developer:

Highbridge Development Schoharie, LLC
376 Broadway-Third Floor
Schenectady, NY 12305
Contact Person: Matt Roth
Phone: (518) 378-3090
Email: MRoth@HighbridgeDevelopment.com

Site Design Engineer:

McFarland Johnson, Inc.
49 Court Street, Suite 240
Binghamton, NY 13901
Contact Person: Tim Bailey, P.E.
Phone: (607) 727-0800
Email: tbailey@mjinc.com



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Revised Site Plan Review Submittal Package:

- ❖ Revised Town of Schoharie Planning Board Site Plan Review Application.
- ❖ Revised Town of Schoharie Planning Board Special Use Permit Application.
- ❖ Balloon Simulation Photos and Video Documentation
- ❖ Revised Site Lighting Layout & Photometric Plans
- ❖ Response Letter to Lamont Engineers Site Plan Review Comments Memo #2.
- ❖ Draft Environmental Assessment Report.
- ❖ Preliminary Design Drawing Package:
 - Cover Sheet
 - General Notes
 - Index & Legend Plan
 - Existing Conditions and Demolition Plan
 - Layout Plans (3 Sheets)
 - Grading and Drainage Plans (3 Sheets)
 - Utility Plans (3 Sheets)
 - Site Cross Sections (2 Sheets)
 - Details (5 Sheets)

Progress and Design Changes Since Initial Site Plan Submittal:

- ❖ Completed on-site balloon simulation and submitted video and photo documentation.
- ❖ Submitted Draft Environmental Assessment Report to supplement review of the EAF.
- ❖ Submitted revised visual renderings to accurately portray the existing surrounding landscape/ buildings.
- ❖ Submitted revised renderings of pad sites to emulate local architectural design.
- ❖ Submitted revised site plan review and special use permit applications to include complete of scope of work.
- ❖ Reconfigured site lighting layout and submitted revised photometric plans.
- ❖ Revised Warehouse Building Façade to provide varying roof line elevations.
- ❖ Reconfigured truck driveway to include a concrete island to prevent left turns by trucks.
- ❖ Reconfigured employee/pad site driveway to include dedicate left and right turn lanes.
- ❖ Reconfigured chain link security fence along a portion of the truck driveway and warehouse facility to accommodate a 12' tall gate and fence system with an acoustical barrier.
- ❖ Reconfigured fast-food drive thru to accommodate two lanes.
- ❖ Added cross section to show the convenience store and fuel island.

Warehouse Site Layout Plan

SITE PLAN STATISTICS	
WAREHOUSE/OFFICE BUILDING FOOTPRINT	453,600 SF
CONVENIENCE STORE BUILDING FOOTPRINT	4,800 SF
FAST FOOD RESTAURANT BUILDING FOOTPRINT	2,625 SF
LOADING DOCKS (14x60')	154 DOCKS
TOTAL NEW PARKING SPACES	637 SPACES
RETAINING WALL AREA	6,302 SF
WETLAND IMPACT	0.29 ACRES
GREEN SPACE	22.99 ACRES (47.66%)
IMPERVIOUS AREA	25.24 ACRES (52.33%)

TOWN OF SCHOHARIE ZONING REQUIREMENTS		
	REQUIRED	PROPOSED
MIN. LOT SIZE	2.0 ACRES	48.23 ACRES
ROAD FRONTAGE	150 FEET	1,072 FEET
FRONT YARD SETBACK	20 FEET	402 FEET
SIDE YARD SETBACK	25 FEET	75 FEET
REAR YARD SETBACK	25 FEET	274 FEET
MAX. STRUCTURE HEIGHT	35 FEET	49 FEET*

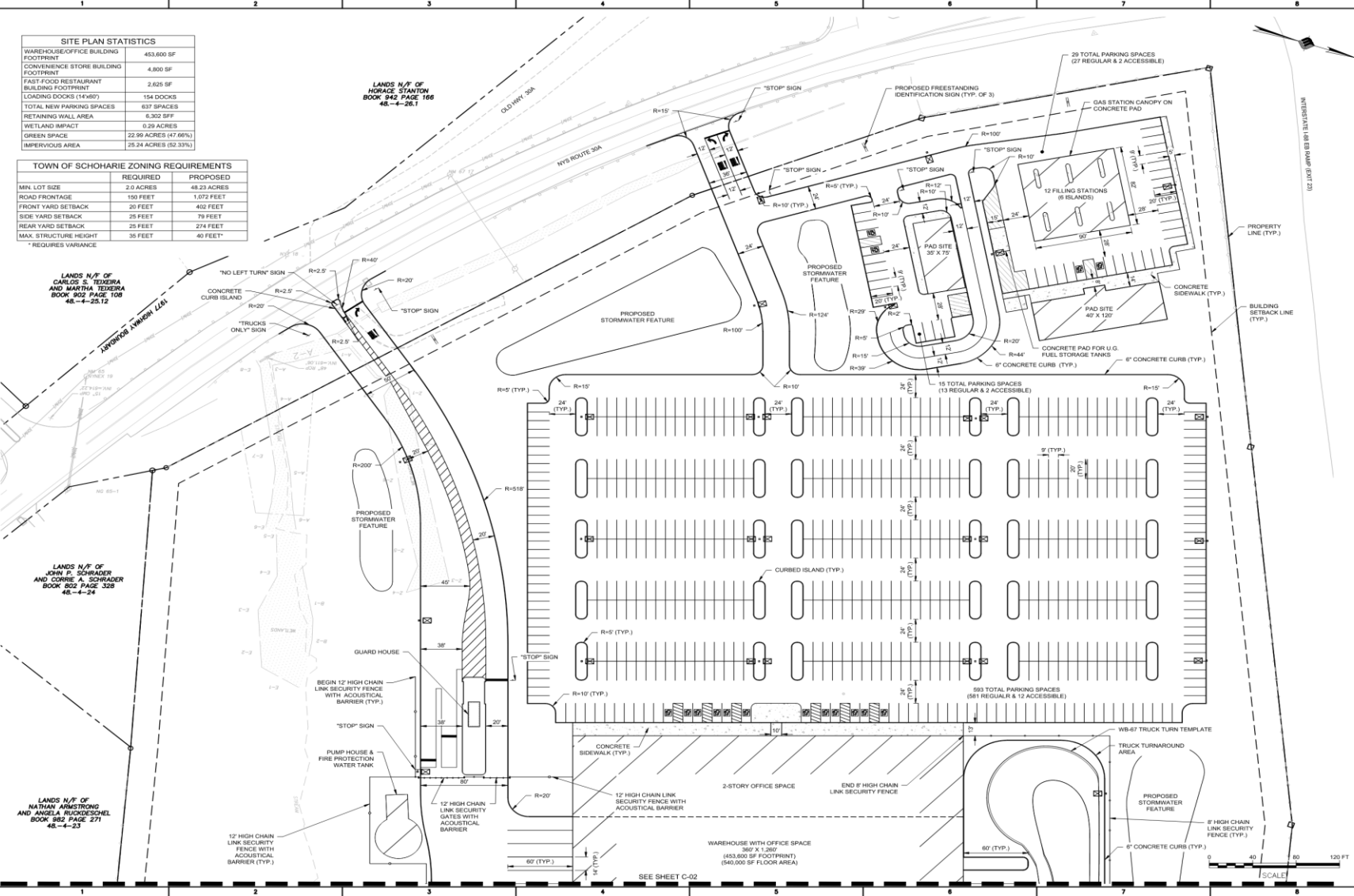
* REQUIRES VARIANCE

LANDS N/T OF CARLOS S. TEXEIRA AND MARTHA TEXEIRA BOOK 902 PAGE 108 48-4-26.12

LANDS N/T OF JOHN P. SCHRAEDER AND CORINE A. SCHRAEDER BOOK 802 PAGE 328 48-4-24

LANDS N/T OF NATHAN ARMSTRONG AND ANGELA RUCKENSCHEL BOOK 862 PAGE 271 48-4-23

LANDS N/T OF HORACE STANTON BOOK 842 PAGE 166 48-4-26.1



McFarland Johnson
 60 RAILROAD PLACE
 SUITE 402
 SARATOGA SPRINGS, NEW YORK 12060
 P:518-580-9300 F:518-580-9383
 SaratogaFJM@mjny.com

PROJECT MILESTONE

NO.	DATE	DESCRIPTION
1		PRELIMINARY DESIGN

CLIENT: HIGHBRIDGE DEVELOPMENT SCHOHARIE, LLC
 PROJECT: TOWN OF SCHOHARIE, STATE OF NEW YORK
 STATE ROUTE 30A DEVELOPMENT SITE

DRAWN	CMH
DESIGNED	NSD
CHECKED	TDB
SCALE	1"=40'
DATE	MARCH 2023
PROJECT	18974.00

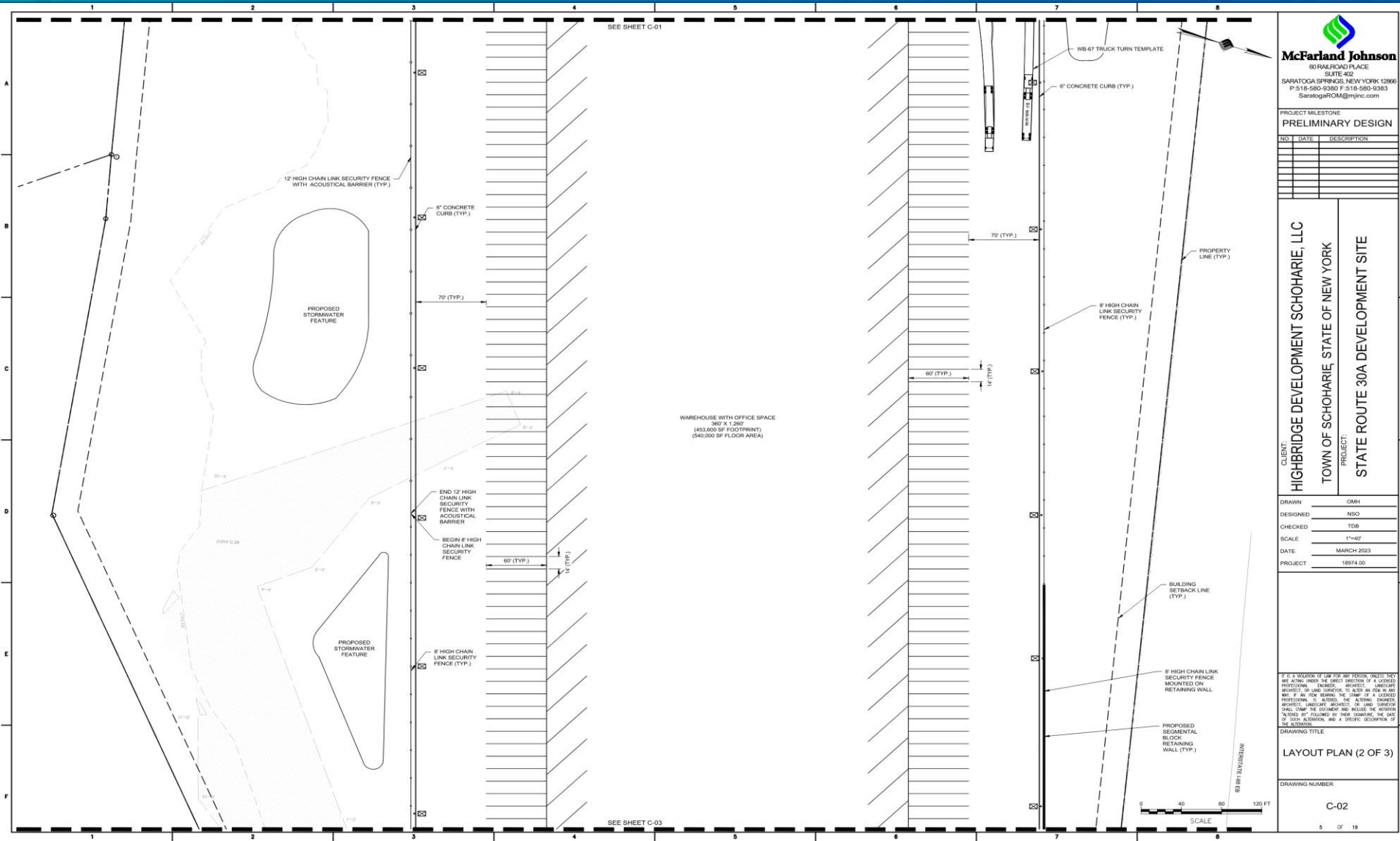
IF IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR ENTITY TO ACT OR ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR SURVEYOR TO PREPARE ANY MAP OR PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR SURVEYOR WITHOUT BEING FOLLOWED BY SUCH AN INDIVIDUAL AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

DRAWING TITLE

LAYOUT PLAN (1 OF 3)

DRAWING NUMBER
 C-01

Warehouse Site Layout Plan



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IF A PORTION OF THE FENCE AND FOUND, UNLESS THEY ARE ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO AVOID AN UNLAWFUL OR UNDESIRABLE CONSTRUCTION, THE ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL SIGN THE DOCUMENT AND INCLUDE THE SIGNATURE "ALLOWED" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH SIGNATURE, AND A SPECIFIC DESCRIPTION OF SUCH SIGNATURE.

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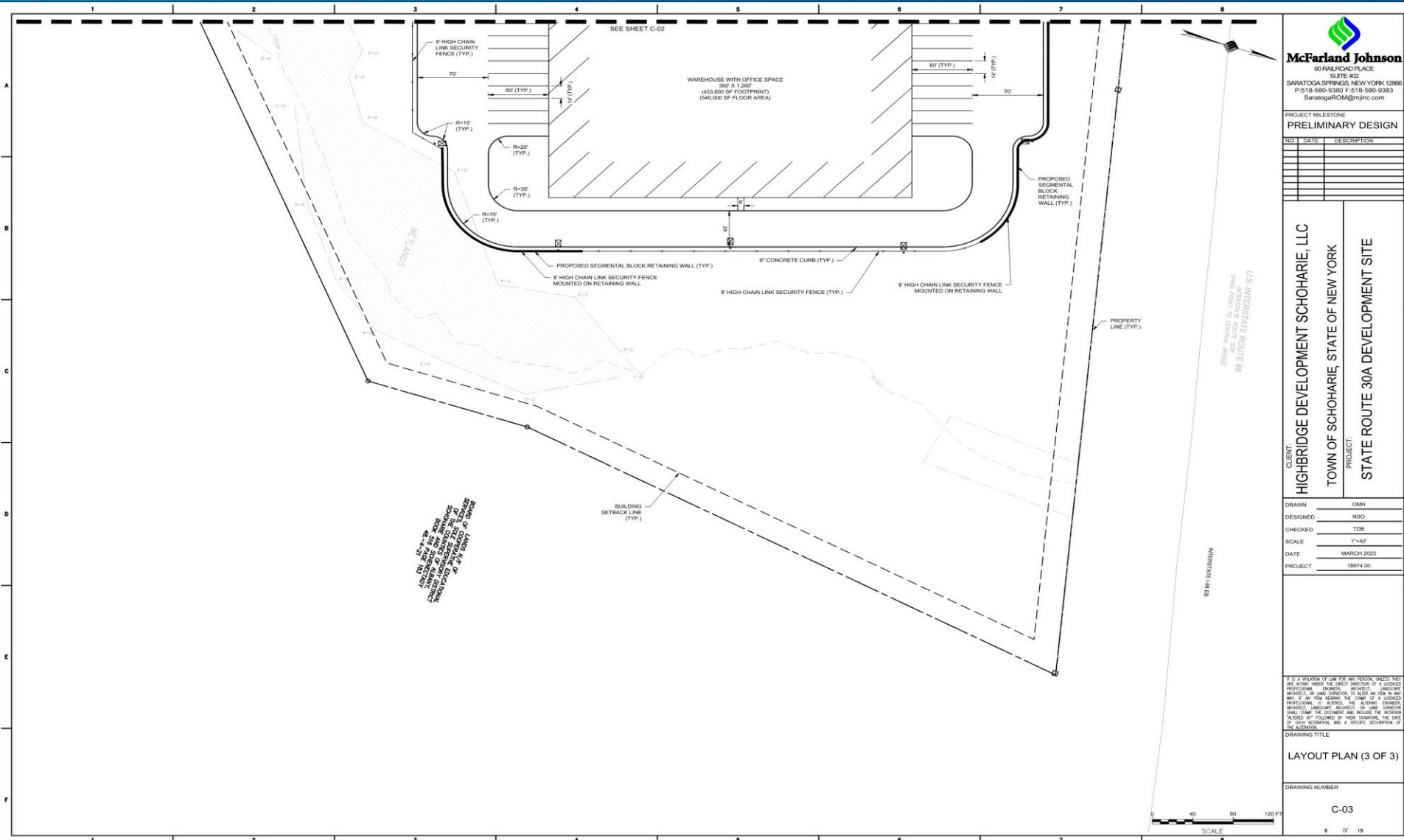
LAYOUT PLAN (2 OF 3)

DRAWING NUMBER

C-02

5 OF 19

Warehouse Site Layout Plan



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 60 RAILROAD PLACE SUITE 402
 SARATOGA SPRINGS, NEW YORK 12066
 P: 518-580-9300 F: 518-580-9383
 SaratogaTOM@mcjng.com

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LAYOUT PLAN (3 OF 3)

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C-03

Key Agency Review/Approvals/Permits

- **Traffic Impacts**
 - NYSDOT has completed their review of the TIS and provided official comments and recommended mitigation measures as follow:
 - ❖ Route 30A southbound left turn lane into the proposed employee/pad site access driveway
 - ❖ Dedicated left and right turn lanes exiting the proposed employee/pad site access driveway
 - ❖ Traffic & Pedestrian signal/crosswalk accommodations at both the Route 88 west bound and employee/pad site access driveway signalized intersections.
 - ❖ Potential Route 30A southbound left turn lane into the proposed truck access driveway (NYSDOT requested the AM/PM peak period truck traffic numbers be monitored to determine future need to provide a left turn lane).
 - ❖ NYSDOT Permits - Commercial driveway and/or other highway work permits.
- **Wetland Impacts**
 - Consultant completed on-site meeting with ACOE who concurred with the delineated wetland boundaries and issued a Preliminary Jurisdictional Determination letter on March 09, 2023.
- **New York State Historic Preservation Office (SHPO)**
 - Archaeological consultant completed the Phase 1 Archaeological Survey and Report, no archaeological sites were identified by the survey which was submitted to OPRHP who issued a statement of findings that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.
- **Town Schoharie/County Planning Review**
 - Town Planning Board Site Plan Approval & Special Use Permit for warehouse/mixed-use.
 - Town Zoning Board Approval required for height variance.
 - County Planning (239-m) review required.

Comprehensive Plan Development Issues, Goals, Objectives, and Recommendations

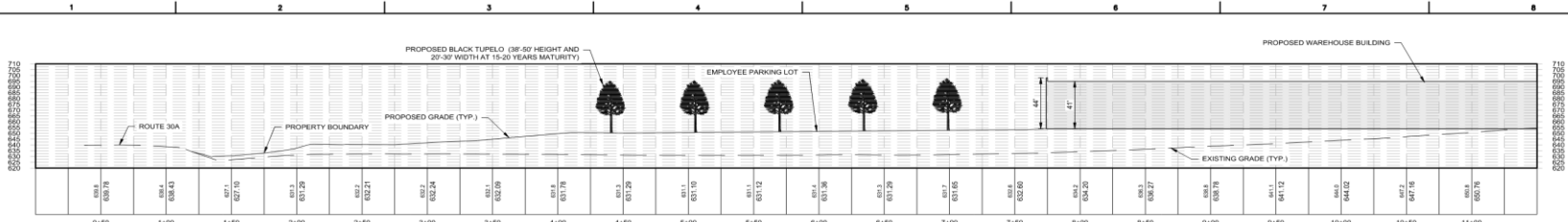
❖ Land Use:

- ❖ Objective & Recommendations - Clustering of buildings in large residential or commercial complexes is desired to protect open space.
- ❖ Objective & Recommendations - Encourage clustering new commercial development along Route 7, 30A, prohibit strip development, and allow a better integration of commercial uses into more of a mixed-use scenario providing that design and performance standards are met.
- ❖ Future Goals/Desires - People would prefer to see new commercial development primarily in the central business district in the Village, or at the I-88/Route 30 intersection.

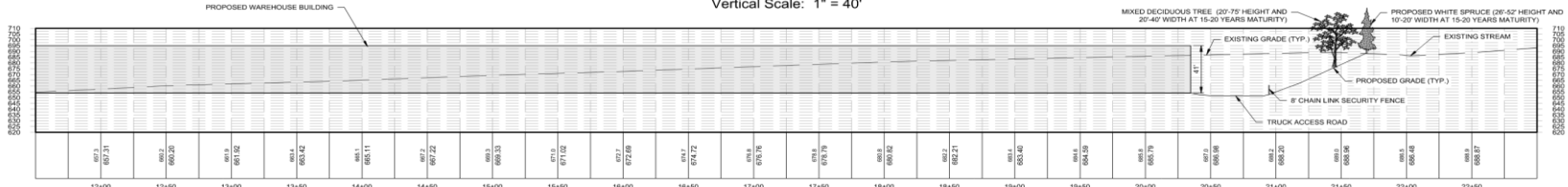
❖ Economic Development:

- ❖ Citizen's Perspective on New Development - Residents hope new development will increase the tax base, enhance job and recreational opportunities, and fit into the community.
- ❖ Issue: People are commuting to their jobs at increasing distances. Well paying, professional jobs located in Schoharie are desired. Majority of consumer dollars leave the Town and Village.
- ❖ Goal: Seek to increase the job opportunities and incomes and expand the local property tax base through increased economic development.
- ❖ Objectives: Encourage commercial development that provides well-paying, career opportunities.

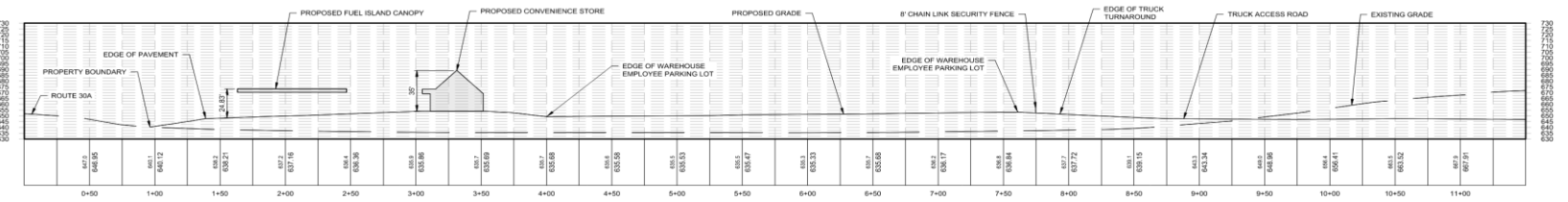
Site Cross Sections



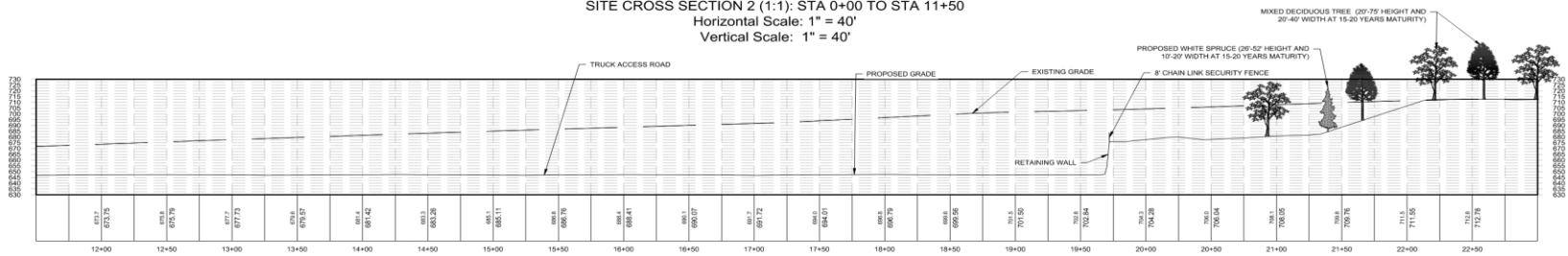
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 Vertical Scale: 1" = 40'



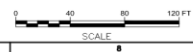
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 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 40'



SITE CROSS SECTION 2 (1:1): STA 0+00 TO STA 11+50
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 40'



SITE CROSS SECTION 2 (1:1): STA 11+50 TO STA 23+00
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DRAWING TITLE
**SITE CROSS SECTIONS
 - 1 TO 2 (1 OF 2)**

DRAWING NUMBER
XC-01

Site Cross Sections



McFarland Johnson
 60 RAILROAD PLACE
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 P: 518-580-9380 F: 518-580-9383
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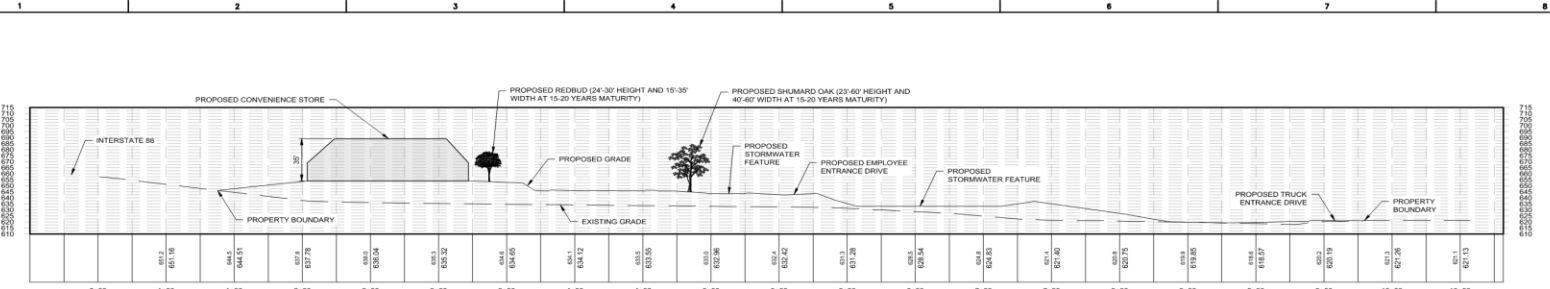
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SITE CROSS SECTIONS
 - 1 TO 1 (2 OF 2)

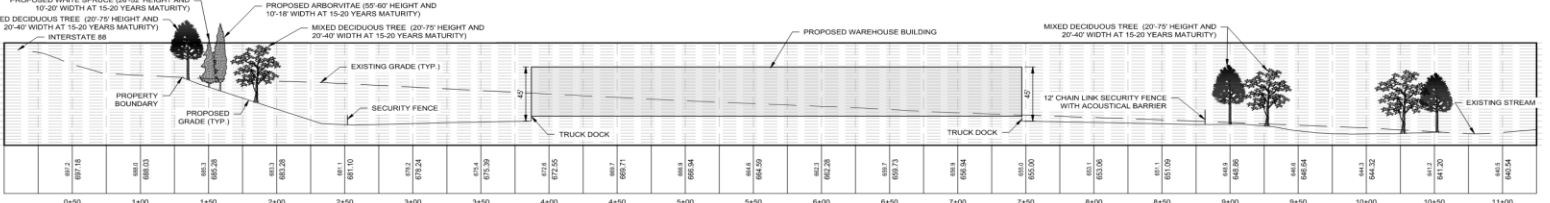
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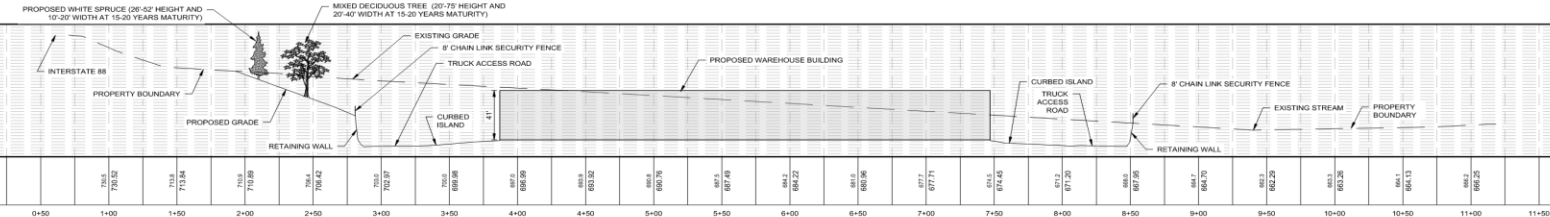
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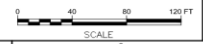
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 Vertical Scale: 1" = 40'



SITE CROSS SECTION 3 (1:1)
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 40'



SITE CROSS SECTION 5 (1:1)
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 40'



Pad Site Building Rendering



Warehouse Building Rendering





Any Questions??

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Thank You!!



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