

VILLAGE OF SCHOHARIE WATERFRONT RECREATIONAL ASSETS PLAN JULY 2016



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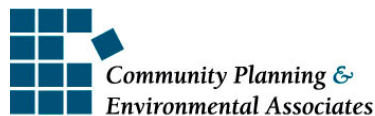
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Introduction

Why a Waterfront Recreational Assets Plan?

The Village of Schoharie has long recognized its many unique community character, natural, cultural, and recreational assets. These are articulated in the Village's Comprehensive Plan (1964) and updated in 1995). The floods caused by Hurricane Irene brought with it a critical need to revitalize Schoharie after facing catastrophic flood losses. After the flood, the Village developed a Long-Term Community Recovery Plan which highlighted the need for both economic revitalization and positive connections to the Schoharie and Fox creeks. Park enhancements, trail and sidewalk linkages between recreational and economic assets in the Village, planning for parcels of land included in the FEMA Buy-out program, and use of the waterways to promote economic development were all identified as important revitalization strategies.



As such, the Village requested and received funding from the New York State Department of State to develop a recreational assets based plan and to provide them with the necessary information needed to seek funding to bring needed projects to completion. This plan is designed to provide the Village with:

- Waterfront and recreation vision, goals, and opportunities;
- Design and concept plans for specific improvements and amenities at critical locations and facilities;
- Cost estimates to implement those improvements; and
- Steps to move those critical projects to completion.

The Village's 1995 Comprehensive Plan, 2014 Long-Term Community Recovery Strategy, NY Rising Plan, and Healthy Streets Plan establish a variety of community goals. This Plan will help the Village address the following specific goals related to the waterfront, economic development, and recreational resources¹:

1. Maintain and enhance the unique features of the community, including the rural, small town character that makes Schoharie a quality place.
2. Seek to increase job opportunities and incomes and expand the local property tax base through increased economic development. Facilitate the revitalization of the Village's Main Street, and enhance shopping opportunities.
3. Develop a tourism-based economy by attracting visitors to an authentic village experience and to enhance and link existing tourist destinations.

¹ See these additional plans for a full listing of Village of Schoharie community goals. This Plan addresses a specific subset of those goals.

4. Support local agriculture.
5. Facilitate smooth traffic flow, provide ample parking, and ensure pedestrian safety. Provide safe and comfortable routes for walking, bicycling, and public transportation to increase use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets, including children, families, older adults, and people with disabilities.
6. Capitalize upon the livable, walkable, affordable, and safe neighborhoods found in the Village.
7. Enhance recreational and cultural activities including the need for community gathering places.
8. Promote land uses that are consistent with the capacity of the land and other resources.
9. Revitalize Schoharie's economy through tourism, outdoor recreation, cultural events, and small businesses.
10. Enhance recreational opportunities for residents and visitors, capitalizing on the historic, cultural, and water-related natural features of the Schoharie and Fox Creeks.

The Planning Process

In 2014, the Village of Schoharie applied for and received a grant through the New York State Department of State Division of Coastal Resources Local Waterfront Revitalization Program (the Environmental Protection Fund) to develop a Waterfront Recreational Assets Plan. A waterfront advisory committee was established in 2015 to oversee the preparation of the Plan and provide local input throughout the planning process. The role of the committee was to guide the planning process with the consultant team, communicate with municipal leaders, and help facilitate community involvement in the development of the Plan.

Along with the grant from the NYS Department of State, the project was funded with monetary support from a grant from the New York Preservation League (cultural and historical resource inventory), the Village of Schoharie, and a Community grant from the Constitution Pipeline Company. Significant in-kind contributions towards the matching requirements were from members of the Advisory Committee, Community Planning & Environmental Associates, Lamont Engineers, and Schoharie Promotional Association.

Planners from Community Planning & Environmental Associates were hired to help the Village conduct the assets inventory, administer the project, work with the advisory committee, and develop the planning maps, documents, and reports. Place Alliance, a landscape architect firm was hired for phase 2 of the project which included development of site-specific concept designs, cost estimates for improvements, and identification of permits needed, funding opportunities, and implementation steps.

Public Participation

This Plan builds on recent planning efforts in the Village. Considerable public input was obtained through both the Village's Long-Term Community Recovery Strategy planning process and the Village's involvement in the New York Rising planning process. Those recent efforts included interviews, focus groups, village-wide survey and multiple public meetings. Waterfront, recreation and revitalization vision, goals, and strategies were all significant components of those efforts, and public input previously gained also inform the direction for this plan.

In addition to regular advisory committee and Village Board meetings where the project was developed and discussed, three community-wide meetings were held to involve the community. Public input also included meetings with SUNY Cobleskill, Schoharie Central School officials, the Schoharie River Center, Schoharie Land Trust, Schoharie Promotional Association, Schoharie Kiwanis, Colonial Heritage Association, and other organizations as stakeholders and potential partners. Committee members visited with landowners along the potential trail locations to discuss public access over their properties and several visits to landowners neighboring the Fire House property on Grand Street were also conducted. A summary of public input can be found later in this report.

What are the Goals of this Project?

This plan is focused on waterfront revitalization and recreational assets in Schoharie. It is a locally prepared, comprehensive land and water use plan for the Village's waterfronts along the Schoharie and Fox creeks. It provides the Village with a comprehensive guide within which critical waterfront issues and opportunities can be identified, addressed and implemented.

The Waterfront Revitalization/Recreational Assets Plan addresses the following goals:

- Enhance opportunities for public access to water-based recreation related to the waterways;
- Revitalize Main Street and create new opportunities for recreation-based business development;
- Develop additional pedestrian paths that better connect the Schoharie Creek and Fox Creek waterfronts to the Village's residential areas, parks, cultural resources, and Main Street;
- Create an enhanced pathway and sidewalk system along the waterfront that allows further connection to a county-wide trail system being planned from Esperance to Blenheim;
- Protect sensitive waterfront resources, open space and scenic resources;
- Provide appropriate parks and recreational facilities on lands acquired by the Village through the FEMA Buy-out program; and
- Preserve historic resources and enhance opportunities and promote heritage tourism.

This Plan concentrates on recreational assets and provides a concrete strategy for achieving improvements along with the specific tools needed to implement priority projects. These tools include site-specific designs, cost estimates, construction plans, identification of potential project partners and

funding sources, and preparing for future permit requirements. With this information, the Village will be able to respond by actively pursuing priority projects.

This Waterfront Revitalization Plan consists of the following major sections:

- *Waterfront Revitalization Area (WRA) Boundaries* - The WRA boundaries establish the focus area for the plan.
- *Vision Statement and Planning Principles* - This section establishes a vision statement for the Schoharie and Fox Creek Waterfronts along with a set of planning principles and steps to guide future land use, economic development and resource management by the Village and residents.
- *Goals, Initiatives and Projects* – This section identifies a set of goals and corresponding initiatives and projects necessary to meet the goals. Specific priority projects are identified and associated designs, cost estimates, and other information offered.
- *Implementation Strategy* – The Implementation Strategy provides a discussion of tools and techniques available to the Village that can be used along with the basic steps to be taken in order to achieve the Vision and Goals of the Plan.
- *Inventory and Analysis* – The inventory and analysis is an overview of existing natural and man-made resources and conditions within the waterfront area. It addresses topics from existing land and water uses to historic and natural resources.
- *Appendices* – The appendices include useful maps; a proposed waterfront development zoning district that could be adopted by the Village; an audit of zoning detailing other changes to support waterfront activities and economic revitalization; and narrative about the LWRP that could be useful as the Village seeks funding to implement this plan.

Study Area Boundary

The Waterfront Revitalization Area (WRA) incorporates the entire land area of the Village of Schoharie. The entire village area has been included in this boundary because critical recreational, cultural and economic resources that exist throughout the Village are directly related to, or supportive of the Village's efforts to enhance these resources to stimulate additional tourism and economic revitalization along the Schoharie and Fox creeks.

A primary goal of the Village is to connect recreational and cultural resources together, to Main Street, and to the Creeks. Thus, limiting the study area boundary to just a corridor along the Schoharie and Fox creeks was not comprehensive enough. Significant recreational, cultural and economic resources of the Village can be found outside these areas including the Lutheran Parsonage (Palatine House), the Schoharie Central School, and Lasell Park.

Three significant features influence the boundaries of the Village: The Schoharie Creek forms the entire western border of the Village, the Fox Creek partially defines the northern and northeastern border, and significant steep slopes and cliffs form the majority of the eastern boundary. All three of these features have critical roles in the environmental, economic, cultural and recreational character of Schoharie. Further, the combined floodplains of the two waterways influence about two-thirds of the Village including the majority of residences, all of Main Street along Route 30, and critical infrastructure facilities that support the Village.

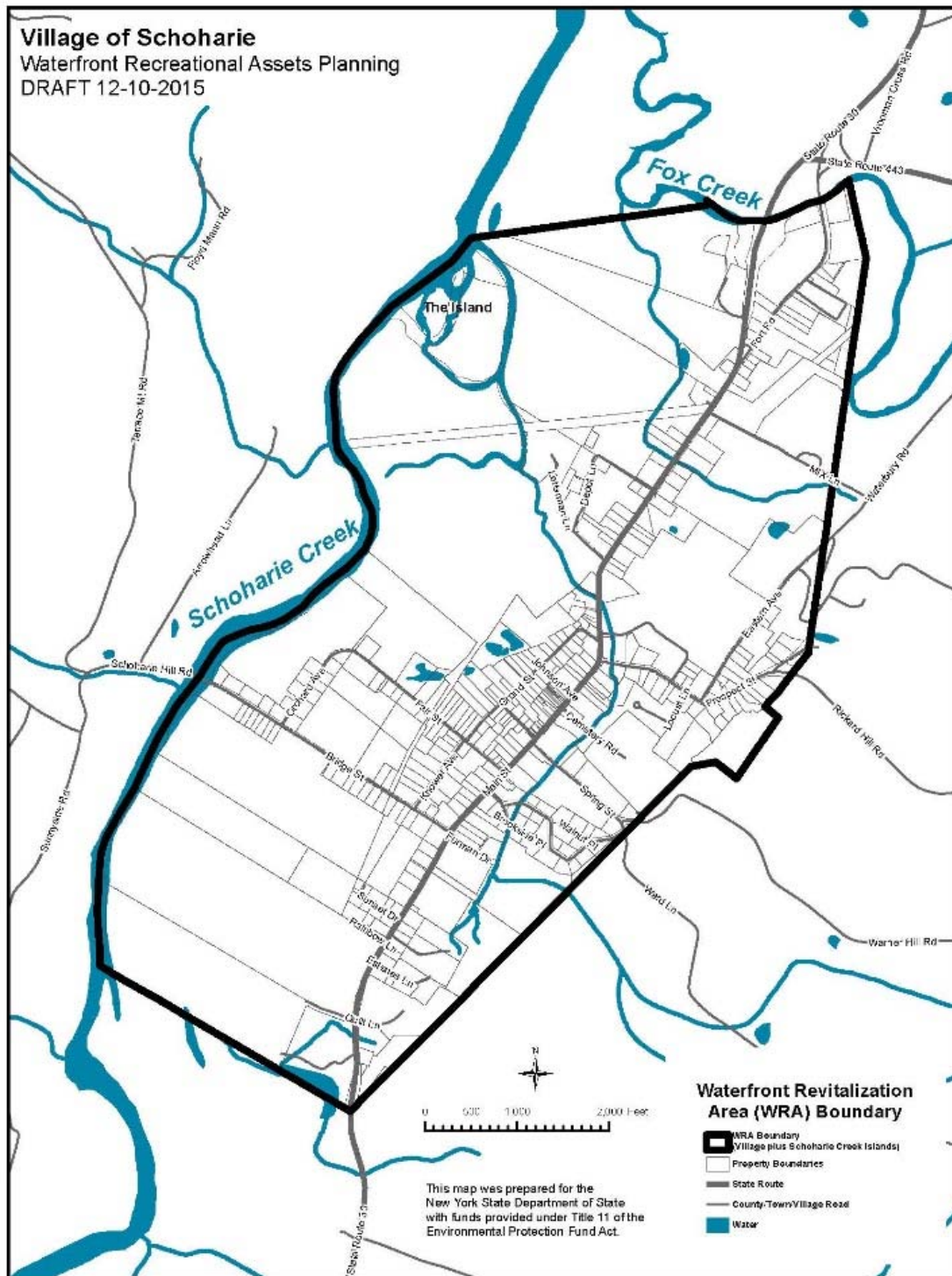


Figure 1: The Waterfront Revitalization Boundary (See also other maps in Appendix A).

Vision, Issues and Opportunities

Vision for Schoharie's Waterfront

The Schoharie and Fox Creeks will be positive assets in the Village and central to new outdoor-oriented recreation and tourism activities here. Schoharie will capitalize on its unique character where a largely un-built and unspoiled waterfront is located within a beautiful and historic village setting. The Village will be a place where outdoor activities that take advantage of its unique setting will be celebrated. Easy access to the waterfront will be provided for small-craft boating, biking, hiking, park, playground and other outdoor experiences. These waterfront and recreational activities will be physically linked to residential and business areas to become drivers for new economic prosperity, thriving business development, and promotion of quality of life for residents. At the same time, Schoharie protects the environment, agricultural activities within the Village, and natural functioning of the stream and floodplain. Village residents, businesses, organizations, and visitors alike will have a new appreciation and understanding of our unique natural and cultural resources and the natural beauty of our valley. Safe linkages will be made between the creeks, parks, Main Street, and residential areas within the village. The waterfront and recreational improvements throughout the Village will promote Schoharie as a quality place to visit, live and do business.

Goals

The following goals are established:

1. Enhance opportunities for public access to water-based recreation related to the waterways;
2. Revitalize Main Street and create new opportunities for recreation-based business development;
3. Develop additional pedestrian paths that better connect the Schoharie Creek and Fox Creek waterfronts to the Village's residential areas, parks, cultural resources, and Main Street;
4. Create an enhanced pathway and sidewalk system along the waterfront that allows further connection to a county-wide trail system being planned from Esperance to Blenheim;

5. Protect sensitive creek, waterfront, open space and scenic resources;
6. Provide appropriate parks and recreational facilities on lands acquired by the Village through the FEMA Buy-out program; and
7. Preserve historic resources and enhance opportunities to promote heritage tourism.

The following planning principles are established to guide future waterfront development:

- Conserve and enhance water quality, and natural and biological resources.
- Protect natural and built resources in the floodplain.
- Protect and enhance the scenic, historic, and aesthetic beauty of the Village.
- Promote public access to and enjoyment of the creeks and existing parks.
- Enhance use of vacant parcels for outdoor recreation uses.
- Foster economic development that capitalizes on the Schoharie and Fox Creek waterfronts, the Villages historic and cultural features and character, and the peaceful residential quality of life.

Strengths, Weaknesses and Opportunities

As part of this Plan, an analysis of Schoharie’s strengths, weaknesses, and opportunities was done. The strengths, weaknesses and opportunities have been uncovered through both public input and understanding the inventory of resources included in this plan.

The following waterfront related strengths, weaknesses and opportunities² (in alphabetical order) inform the recommendations that follow in this Plan by:

- Identifying the issues or problems needing to be changed;
- Setting or reaffirming goals; and
- Creating an action plan

This effort helps the Village understand both the opportunities and the challenges Schoharie faces. This analysis reveals positive forces and potential problems that need to be recognized and addressed. Developing a fuller awareness of the situation in Schoharie will help with both strategic planning and decision-making. Better understanding the factors affecting the Village puts Schoharie in a better position for action.

² See also pages 12 and 13 of the September 2014 Village of Schoharie Long Term Community Recovery Plan for additional identification of strengths, weaknesses, and opportunities.

The following strengths, weaknesses, and opportunities are in no priority order:

Strengths

- The Schoharie and Fox Creek.
- A few very large, and undeveloped parcels of land exist in the floodplain and along the waterfront and are currently used for agriculture. These are appropriate land uses in the floodplain, and provide open spaces, offer ag-business opportunities, and create to the unique character in Schoharie.
- Agricultural land resources in the Village and valley.
- Beautiful, historic and traditional small community with an intact main street.
- Close proximity to Route I-88 and the Capital District.
- Existing buildings on Main Street are available for adaptive business reuse.
- Fishing and small craft boating opportunities.
- Good water and sewer infrastructure capacity exists for additional development uses on Main Street and elsewhere.
- The Creeks have good water quality, and intact ecology and habitats in and along the creeks.
- There are many agencies involved with activities in Schoharie including but not limited to the Schoharie Promotional Association, Kiwanis, Colonial Heritage Association, Schoharie Central School, SUNY Cobleskill, Schoharie River Center, Schoharie County Soil and Water Conservation District.
- Multiple cultural and historical resources exist throughout the Village.
- Numerous agencies and organizations support the Village and its activities.
- Parcels of land are available for development along Main Street.
- Parcels of land are available for recreational use through the FEMA Buyout program.
- Public parks exist including Fox Creek Park, Lasell Park and the new Lily Park.
- The Village and valley are known for their scenic beauty.
- Schoharie Land Trust's ownership of "The Island".
- The larger Schoharie County trail planning effort that is exploring a trail from Esperance to Blenheim.

Weaknesses

- No connection between businesses and the waterfront. There is only one water-related business in the Village (a sporting goods store).
- Lack of amenities at Fox Creek Park.
- Lack of positive marketing of the Village's assets.
- Lack of sidewalks in the Village in certain locations that leave important waterfront areas such as the Old Stone Fort area and Fox Creek Park disconnected from most business and residential areas. Of concern is the lack of safe crossing over Route 30 from the Fox Creek Park to Fort Road and the Old Stone Fort complex.
- No public access to the Schoharie Creek within the Village.
- No water-dependent or water-related land uses in the Village.
- Lack of understanding of, and participation in national and state historic registers prevent landowners from taking advantage of the benefits associated with historic districts.
- Lack of unified signage and wayfinding in the Village.
- Lack of well-developed riparian vegetation in some locations along the creeks.

- Underutilized Lasell Park.
- Limited recreational facilities such as basketball or tennis courts for residents.
- Low water flow and shallowness in the creeks at certain times of the year makes it harder to navigate with small craft.
- No playground for young children.
- Planning and zoning efforts have not adequately planned for appropriate uses in the waterfront and floodplain area.
- Repetitive flooding.
- Streambank erosion.
- Negative connotations associated with the Schoharie Creek, and to a lesser degree, the Fox Creek. Positive visual and physical interaction between the public and the creeks are low.
- There are no public trails or walking paths along, or to the Schoharie Creek.
- Very limited public access to the Fox Creek except through an informal area along the banks at Fox Creek Park.
- Very limited visual access to the Schoharie Creek. Someone unfamiliar with Schoharie would not realize that resource was in the Village.
- WiFi, broadband, and fiber optic services are limited for both residents and commercial uses. This is a significant issue at the Schoharie Central School.
- Lack of funding for implementation of projects.

Opportunities

The Schoharie and Fox creeks are quality water bodies and important natural features of the Village and they can play important positive roles in developing tourism and water-related businesses, enhancing community character, and in providing healthy recreational opportunities. There are many exciting opportunities that can be taken advantage of to meet the goals of the Village.

These center on enhancing **public access**, improving recreational **amenities** at various locations throughout the Village, improving **infrastructure** to link paths and sidewalks, improving **zoning** to accommodate water-related activities, **marketing** the many assets and resources within the Village, and promoting new **educational** connections with and awareness about the creeks.

These opportunities include the following, which are **detailed more fully in the next section** of this Plan:

- Promote the unspoiled nature of the creek and its waterfront as a unique recreational experience. Market the waterfront resources to both residents and businesses.
 - Promote the beauty of the valley and Village in all brochures, websites, and signs.
- Provide access to and along the creeks via multiple locations.
 - Use the Bridge Street FEMA Buyout parcel for creek access, parking, and trailhead for a multi-use pathway.
 - Purchase or acquire other lands or negotiate easements with landowners to provide public bike and hike access to the creek.

- Consider use of lands that may become available for recreation such as the old firehouse location on Grand Street and the County jail site at Depot Lane for additional commercial and recreational uses.
- Implement a complete streets program as per the existing plan within the Village. This includes construction of new sidewalks to connect the core areas of the Village to Fox Creek Park, Old Stone Fort, and Palatine House/Lasell Park, and to new pathways to be created.
- Improve the flood resiliency of the informal trail recently placed under the Route 30 Bridge to connect the Fox Creek Park and Lily Park so that it can withstand high water and floods along Fox Creek.
- Create small view ‘tunnels along the creek to offer visual access to the waterfront.
- Conduct strategic brush clearing and tree pruning at “the Rocks” to open up views of the valley in that gateway.
- Enhance amenities at the Fox Creek Park.
- Work with the Schoharie Central School, SUNY and organizations such as the Schoharie River Center to provide public education and youth programming oriented to the water resources in the Village.
 - Provide enhanced educational materials about fishing, the fisheries, and stream ecology. Partner with the Schoharie River Center and SUNY to accomplish this.
- Update zoning to create a waterfront district (land use area) that allows recreational uses and minor infrastructure to support those uses and reconfigure the existing agriculture land use area. The Zoning should allow for recreation and waterfront-oriented uses that are appropriate in the floodplain and strengthen the development standards to offer growth opportunities in a manner cognizant of the floodplain.
- Enhance gateways and Main Street as per the Main Street/Gateways Plan. Create a small, low-impact pocket park along with the South End Drainage project on one of the FEMA Buyout properties to accomplish this.
- Work with Midtel and other companies to enhance WiFi and broadband capability.
- Work with the New York Power Authority to explore feasibility of controlled releases of water.
- Promote additional State and national historic district listings of eligible properties in the Village.
- Fully implement the proposed Schoharie Historic Walking Tour and the SALT sponsored GeoToGo project.
- Continue to improve habitats and reduce erosion with streambank restoration projects.
- Take economic advantage of the creek and the agricultural lands better through promotion of local foods, the Schoharie Beverage Trail, and the Cuisine Trail. There are opportunities to partner with SUNY Cobleskill and other organizations in each of these ventures.

Recommended Projects

To meet the waterfront, recreational, and economic development vision and goals of the Village of Schoharie, the following projects are recommended.

Those recommendations identified with the Village logo/symbol are detailed with specific concept design, cost estimates, and site design details.



A. Enhance Access

1. Create a **multi-use trail** that links multiple locations within the Village and to the Schoharie Creek³. See Future Connections Map and Concept Plans. There are several opportunities for providing access and linkages to the Schoharie Creek. The goal is to establish a trail connecting the Fox Creek Park area to the Schoharie Creek to Bridge Street, and with linkages to Downtown Main Street. Potential primary links would be for bike/hike pedestrian uses and include:
 - a. To and within Fox Creek Park. Continue sidewalk from its end near the Swartz Tavern Stone house to Fox Creek Park.
 - b. Use the village-owned property on Depot Lane for primary access and parking, through Letterman Lane and the right of way access road, to “the Schoharie Land Trust Island” and then south.
 - c. A creek-side trail from “the Schoharie Land Trust Island” to connect with the snowmobile trail and then to Bridge Street.
 - d. A sidewalk connection or expanded trail section from the snowmobile trail to the FEMA buyout parcel on bridge street, that will serve as a southern end trail head/parking area.



Secondary links are important to enhance access to other important locations in Schoharie. These are:

- a. A sidewalk from the Community Pool area up Spring Street to connect the Palatine House and Lasell Park.
- b. A Fort Road to Fox Creek Park crosswalk.
- d. A Pathway from Fort Road to the Schoharie Central School.
- e. A flood resilient path linking the Lily Park to Fox Creek Park under the Route 30 bridge.

The important aspect is to create a network that links all parts of the Village together with the Creek and Main Street.





³ A trail maintenance program should be planned in coordination with actual trail improvements. This could be accomplished through partnering with different organizations to sponsor different portions of trail. A formal and long-term plan and capital budget is needed for trail maintenance. The Village should consider providing necessary insurance for these facilities.

2. Create a **blueway trail** (water trail) along the Schoharie Creek with two boat launch sites – one at the end of the right-of-way access road from Letterman Lane and another at Bridge Street (See Concept Map). This trail would be for canoes and kayaks and create a small craft trail that would allow someone to travel from Bridge Street to the “Island” area or further north to the Central Bridge State Canoe Access site. Access to the Creek could be accomplished by one of the following options:
 - a. Village acquisition of the parcel immediately adjacent to the creek on Bridge Street (See Map). Through this parcel, the Village could create an area for parking and a boat launch area directly on the creek near Guernseys Nursery. This would also be connected with a crosswalk to the FEMA buyout parcel across the street on Bridge Street for a trailhead connection to the multi-use trail, parking and perhaps other amenities such as seasonal food carts or kiosks.
3. The Schoharie Land Trust has given conceptual approval to allow for low-impact, **pedestrian public use of “the Island”**. Consider using that location for public access to for picnicking, day use, access to the Creek and the creek-side pedestrian trail.
4. **Create connections** with other creekside bike/hike/water trails.
 - a. Plan for connections north and south to the longer trail being planned by Schoharie County and any other water trails along the Schoharie Creek in the vicinity of the Village.
 - b. Construct **additional sidewalks** to establish critical links in the Village’s pedestrian system:
 1. From the end of the sidewalk on Route 30 near the Swartz Tavern stone house to the Fox Creek Park along Route 30, along with a crosswalk from the west side of Route 30 across to Fort Road. It is recommended that this be accomplished by working with the NYS Department of Transportation to re-stripe the lanes along Route 30 to create additional shoulder space for a sidewalk;
 2. From the Community Pool up Spring Street connecting to Palatine House and Lasell Park;
 3. New sidewalk from Library up Bridge Street to the FEMA buyout parcel. Alternatively, from end of sidewalk on Bridge Street to the Creek, with a crosswalk over to the FEMA buyout parcel.
5. Improve **other pedestrian links** as follows:
 - a. Investigate the need for crosswalk and other improvements to increase pedestrian comfort and safety along Route 30.
 - b. Make improvements to the pathway that has been recently located under the Route 30 bridge connecting Fox Creek Park and the Lily Park so that it will continue to be resilient to flooding events on the Fox Creek.
 - c. Formalize and promote the pathways leading through the Cemetery to Lasell Park near the Lutheran Parsonage. Continue to support efforts to maintain those trails.



- d. Implement the Historic Walking Tour developed by the LTRC Committee. Ensure that this trail is incorporated into all marketing of trails and paths in the Village including the GeoToGo trail being developed by SALT.
5. Enhance and **expand the snowmobile trail** so that it allows for snowmobiles to more easily enter the Village for gas and food. Consider pathways over the school grounds to the Countryside Mobil Mart.

B. Improve Amenities

1. Consider acquiring the vacant lot at the **corner of Main and Shannon Ave to create a small, landscaped Village Square**. This area can be improved as a pocket park and include such amenities as gazebo, fountain, flagpole, veteran's memorial, and landscaping. 
2. Create a **pocket park on the Sunset Avenue** FEMA buyout parcel (See concept plan.) The FEMA buyout parcel at the corner of Main Street and Sunset is planned as a location to accommodate needed drainage improvements. However, that work does not prevent other appropriate non-structural amenities from being constructed there. This is an important location as both a gateway, and as a park area serving the south side of the Village and the new senior citizens housing complex nearby. Amenities could include a small pavilion, picnic tables, and a sign. It also is an area that could serve as a scenic, aesthetically pleasing, and welcoming entrance to Village. 
3. Provide additional **amenities and upgrades at Fox Creek Park**. These include additional light-sensor controlled lighting, bathrooms, enhanced Fox Creek access, enhanced access to the Lily Park under Route 30 bridge, playground, trails within the Park and new connection via sidewalk to the core of the Village. See designs and concept plans. 
5. **Create a neighborhood scale park** at the old fire house site on Grand Street. This area has been identified as an important location for recreational use in the Village. As a central location and within about ½ mile walk from most locations in the Village, it is in an excellent location to be developed for community recreation facilities. The Village should work with the Niagara Fire Company to use or acquire this site for a community park and playground (see Concept Plan). It has much potential and amenities that could be included here include a basketball court, picnic tables, picnic pavilion, playground, and dog park. 

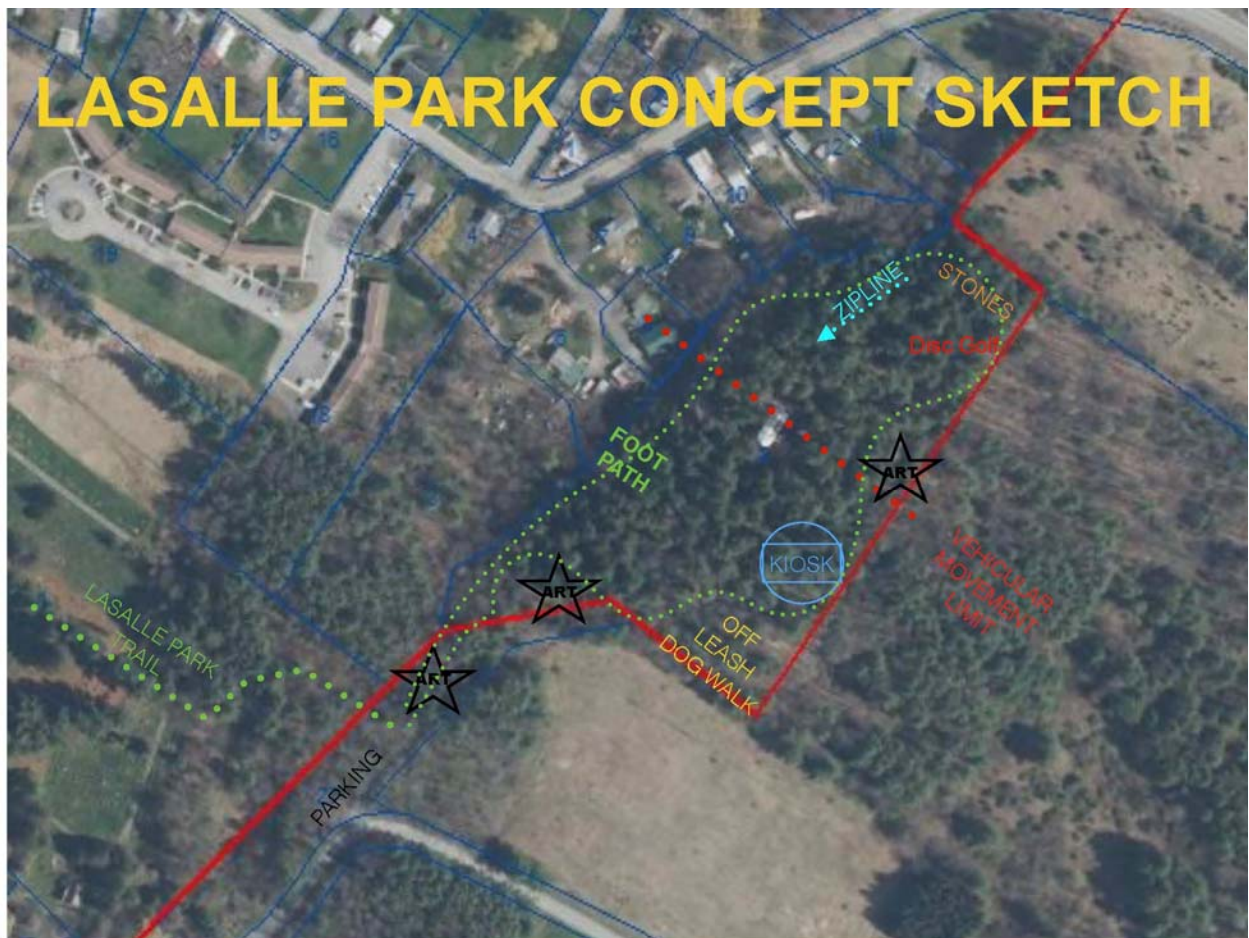


Figure 3: Concept Plan for Lasell Park Enhancements

- Enhance facilities at Lasell Park.** Lasell Park is a wonderful recreational amenity in the Village. It has long been a park and recreation area (see below). The Park is a Village-owned property and the Kiwanis Club continues to contribute to the facilities at that location. While it currently includes a trail from the Cemetery, loop road, picnic pavilion, and picnic grills, the space could be improved to accommodate additional uses, improved views of the valley below and ensure safety. Figure 2 illustrates the possibility for reconfiguration of the loop road into a shorter loop to allow for new park uses to the north of the picnic pavilion where there would be no vehicular traffic. A parking area along the access road closer to the entrance would allow the park to be a more 'walk-in' park. Some



Figure 2: Historical Phot of Lasell Park.

vegetation clearing along the cliff would open up the views of the Village below and valley beyond. The Park has plenty of room to accommodate new uses such as disc golf, art work, a fenced in dog park area and potentially a zipline through the trees. See page 53 for an additional historical picture of the views from Lasell Park in 1906.



Figure 4: Historical Photo Showing the "Rocks" at Lasell Park.



Figure 5: Historical Photo Showing the "Rocks" at Lasell Park.



Figure 6: Current conditions at Lasell Park

7. **Other amenities** that can be explored in the Village to improve waterfront revitalization include:
 - a. Place bike racks on Main Street.
 - b. Work with the New York Power Authority to explore the feasibility of controlled water releases from the Schoharie Reservoir to allow additional small craft boating opportunities.
 - c. Develop a bird guide of local birds in cooperation with the SUNY wildlife biology program.
 - d. The Village has worked on development of a unified and enhanced parking lot behind the Main Street buildings in the past. Although this has not yet been implemented, the Village recognizes that enhancing parking and improving the aesthetics of this area is important to the overall economic development of the village. Continue to work with landowners to design and implement this improved parking lot as per the Village's Comprehensive Plan and Long Term Community Recovery Plan.

- e. Continue to beautify Main Street with landscaping, improved signage, murals, and improved aesthetics.
- f. Develop a geotag/geocache course.
- g. Create a Disc Golf Course.

Disc Golf is One of Today's Fastest Growing Sports

The sport of disc golf evolved as an offshoot of the many games spawned by the Frisbee® craze. The game started with people using Frisbees and aiming at targets made up of trees, trash cans, light poles, pipes, and whatever else was handy. Disc golf is similar to regular golf; however, instead of using golf clubs and balls aiming for a hole, Disc Golf players use golf discs and aim for a Disc Pole Hole, a pole extending up from the ground with chains and a basket where the disc lands. The object of the game is to complete each hole in the fewest number of throws, starting from a tee area and finishing at the Disc Pole Hole. Generally, a course is 9 or 18 Disc Pole Holes long. Disc Golf differs from regular Golf in important ways. Disc golf courses can use a wide variety of terrain. Often times, land not suitable for other park activities or development is perfect terrain for a disc golf course.



Figure 7: Wire Basked Used to Capture disc (Frisbee) in Disc Golf.

Disc golf is one of the best lifetime fitness sports. It is easy to learn, a healthy activity and accessible to people of all ages and fitness levels. Today there are over 2,500 Disc Golf Courses in the United States – in Schoharie County, there is a course at Mine Kill State Park. There are between 7,000,000 and 10,000,000 people who have played the game. Since 1976, there have been over 24,000 members of the Professional Disc Golf Association. Pro players compete in more than 390 sanctioned tournaments and a Worlds Championship annually. The positive experience with Disc Golf and the growing demand for courses have led to the expansion of the sport all over the country, from small towns to urban areas.

Disc golf would be a very feasible activity at Lasell Park or incorporated into new waterfront recreational businesses that may be attracted to the Village.

- 9. Work with the Daughters of the Revolution (DAR) and Schoharie County to develop the county **parking lot into a shared-use recreational area**. The parking lot is owned by the DAR, but the County leases the land for use as a parking lot. Use of the DAR parking lot on evenings and weekends (when cars are not parked) could allow for basketball, volleyball, and roller hockey and potentially a trail through woods on the other part of the DAR property.
- 10. Develop a **wayfinding and unified signage program**. Improved signage and wayfinding will help residents and visitors find and access all the recreational, cultural and business services available in

the Village. Coordinate the wayfinding and signage with the proposed Historic Walking Tour (see below) and the proposed Schoharie County GeoTourism Trail (GeotoGo) (an audio/visual/augmented reality mobile app used to promote tourism by linking recreational and cultural resources together) that is being planned in the community by SALT.

C. Update Planning and Zoning

1. Develop a **5 –year Capital Improvement Plan** as a mechanism to fund, implement, and maintain the capital improvements recommended in this plan.
2. Incorporate this LWRP Recreation Plan and the 2014 Village of Schoharie Long Term Community Recovery Plan as updates to the Village Comprehensive Plan in whole. Adopt this update pursuant to State Village Law 7-722.
3. **Update zoning** law to allow for additional water-enhanced uses that are compatible with the environment and character of the Village of Schoharie. See Future Zoning District Concept Map and Appendix C for full details. The updated zoning should:
 - a. Split the current Agricultural Land Use Area into three distinct districts as follows (See Map):
 1. Create a Waterfront Land Use Area (WF) from the Schoharie Creek, east for 100' (or 200').
 2. Create a new Floodplain/Agriculture Land Use Area (FPA) to include the remainder of the lands included in the regulated floodway extending from the boundary of the new Waterfront Land Use Area to the edge of the regulated floodway.
 3. Create a new Agriculture land use area to include the remainder of the lands included in the 100-year floodplain extending from the boundary of the new Floodplain/Agriculture Land Use Area to the edge of former Agriculture Land Use Area.
 - b. Adjust the Use Table and Density/Dimension tables (See Appendix D) to allow for more waterfront related uses in the district. All land uses within the new districts shall be subject to Local Law #1 – the Village’s Floodplain Regulations.
 1. The Waterfront Land use area should allow only agriculture and low-impact water-dependent and water-enhanced uses such as trails, boat launches, docks, and non-permanent camp sites. Any development in this area should be tied to preservation and enhancement of the riparian vegetation and critical streambank and floodplain functions.
 2. The use table for the new Floodplain/Agriculture land use area should allow for agriculture, non-structural recreational uses such as ball fields, and low density, low-impact residential uses.
 3. The use table for the new Agriculture land use area should allow for higher density residential use, a variety of agricultural-related businesses, recreational uses such as campgrounds, and uses that are currently allowed in the Agricultural Land Use Area.

- c. Develop campground and recreational vehicle zoning regulations as allowed (with site plan and special use permit) water-enhanced uses to control those uses where allowed, and to ensure they are compatible with the environment and character of Schoharie.
 - d. Implement land use regulatory updates to promote use of conservation/flexible subdivision for subdivisions in the WF, FP/Ag and Ag land use areas, incorporate best management practices for floodplain management, maintenance of creek-side vegetation, and require use of low impact development standards to manage stormwater.
 - e. Update zoning and subdivision regulations to incorporate green infrastructure design requirements. These include, but are not limited to use of rain gardens, vegetated swales, bioretention areas, rain barrels, use of pervious pavement, decreasing the area of paved surfaces, and techniques that mimic natural wetland systems, stream buffers, and use of naturalized stormwater management.
4. Using the historic resource inventory conducted as part of this Plan, work with landowners, the New York Preservation League, and the State Historic Preservation Office **to nominate and facilitate establishment of a National Historic District** as recommended in the report (See Appendix D for Summary)⁴. This can be an important step to protect the historic character and resources of the Village as well as promote them, and allow landowners to benefit from associated tax credits.

D. Enhance Infrastructure

1. Prepare locations for and **construct the water fountains** as proposed by the LTCR Committee including at Lasalle Hall, at the Birches Senior Citizen Housing Complex, and in the proposed Village Green next to the NBT Bank.
2. Work with NYS DOT to **lower speed limits** along Route 30 from the Village boundary near the Fox Creek Park south. Narrowing shoulders along Route 30 in that location as recommended in this plan above would also serve to slow traffic there.
3. Work with Midtel, Time Warner, and other telecommunication providers to **improve internet/broadband/fiber optic services** throughout the Village. This is especially important to enhance the school. As part of this effort, work to create a WiFi enabled system for Main Street businesses.
4. If the County moves the jail to a location outside of the Village of Schoharie, work with the County to plan for the **adaptive reuse of the Depot Lane jail site**. This location is one of the few remaining parcels where commercial uses could be viable and it also has opportunities for mixed commercial/recreational uses. There may be adequate room for additional public or commercial recreational facilities that could tie to uses such as a hotel that would benefit the entire County

⁴ See the database by searching for the Village of Schoharie on the New York State Office of Parks, Recreation and Historic Resources website for the Cultural Resource Information System (CRIS) at www.cris.parks.ny.gov

including a BMX sports facility (See Concept Plan), skate park, parking and trailhead for creek access, and other multi-purpose uses.

5. As an ongoing maintenance task, work to **keep sidewalks clean** of dirt, grass, and other debris to prevent narrowing of the pedestrian pathway. This is especially important along the northern portion of Main Street.

E. Improve Marketing

1. Work with County Tourism, the Chamber, SUNY Cobleskill, Farm Bureau, the Valley Association and other organizations to link the Village of Schoharie **more closely with the beverage and cuisine trail**.
2. **Promote the unsoiled nature of the creek and waterfront** as unique recreational experiences within the setting of a village with all its amenities.
3. **Use the 2014 LTCR Plan's Market Study** to further marketing efforts.
 - a. Coordinate additional efforts to promote the Village with the Schoharie Community Development Corporation.
 - b. Continue to seek mechanisms to fund an economic development specialist that would have marketing and business recruitment duties. Fund a dedicated economic and community development staff position, perhaps shared with Middleburgh and the Town of Schoharie.
4. To promote the recreational opportunities existing and planned for in the Village, the marketing efforts should include a strong, sustained effort to draw residents and visitors to use those facilities. Marketing should center on those opportunities and the other assets and strengths of the Village.
5. **Coordinate the signage and wayfinding** program to effectively market the Village.

F. Expand Educational Opportunities

1. **Create partnerships** with SUNY Cobleskill, Schoharie Central School, and the Schoharie River Center to focus more educational opportunities on the Schoharie and Fox creeks and their waterfronts. The Village should concentrate on enhancing creek access and providing additional amenities as outlined in this Plan. The Village should forge partnerships with the Town, other valley communities, Schoharie Central School District, SUNY Cobleskill and the Schoharie River Center to offer expanded educational outreach related to the creeks, their ecology, and their significance to the community at large. There is an opportunity to enhance natural resources education, particularly with the Schoharie Central School district.

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2. **Work with the Schoharie Central School** to inform them of the many waterfront and historical resources available in the Village that can be support their curriculum.
3. Provide for **ecological interpretive signage** at the various access points outlined in this Plan.
4. **Keep the Village's website current.** Expand those web pages to include waterfront related information, documentation, and educational materials.

Priority Project Concept Designs

To further the priority projects needed for waterfront revitalization, this LWRP study included the conceptual site design for 6 key locations within the Village. For each, landscape architects from Place Alliance developed cost estimates, determined permits that would be needed to implement those projects, and identified potential sources of funding. Concept designs for each of the priority projects are included below and are described as follows:

Site 1: Multipurpose Creek Trail. This includes a pedestrian and short vehicular trail starting from the Village-owned property where the sewer treatment plant is located. This includes trailhead parking, access to “The Island”, a pedestrian path, day-use picnic and overlook and public access to the Schoharie Creek. The trail would lead from ‘The Island’ south to Bridge Street connecting with the snowmobile trail (see map). Ultimately, it is desirable to have the trail constructed with pavement to enhance hike, bike, and other pedestrian use. The Village could accomplish this in phases however, with the base constructed with a stone dust surface at first, to be followed by paving in a Phase 2 of that project. Full landowner approval and consent with an easement to allow for public access will be required from the Schoharie Land Trust and several other landowners in the Village to construct this trail. Conversations with these landowners have resulted in the Village receiving preliminary approval for this access, but no formal agreements have been put in place yet.

Site 2: Schoharie Land Trust Island. This unique 14+ acre undeveloped parcel along the Creek has opportunities for low-impact day use with picnic, creek overlook, access to the multi-use trail, and creek access.

Site 3: Schoharie Creek Access at Bridge Street. This plan recommends that the Village acquire the parcel immediately adjacent to the creek at the end of Bridge Street for recreational uses. This location would be a focal point for canoe/kayak access to the Creek, the southern access to the multi-use trail and use of the FEMA buyout parcel located across the street for additional parking, signage, seasonal businesses (such as food stands/carts), and interpretive information.

Site 4: FEMA Buyout Parcel Pocked Park. Located at the southern entrance to the Village, this small parcel is currently the site of planned drainage work for the ‘South-End Drainage Project’ in the Village. This location has an opportunity to be more than a stormwater retention area by having a role as a pocket park within easy walking distance given its proximity to the new senior citizens housing complex and all the homes in this part of the Village. Plans for this pocket park include enhanced crosswalk over Route 30, landscaping and a pathway to small sitting areas. The secondary role for this parcel is to be an inviting and aesthetically pleasing location to serve as the southern welcoming gateway to the Village.

Site 5: Fox Creek Park. A redesigned Fox Creek Park offers another unique opportunity to enhance local and visitor usage of this park. The Concept Site Plan includes reconfigured parking and interior road, open green space for both active and passive recreation/picnic area, bathrooms, playground, improved

park circulating through a trail system around the back ball field, and waterfront access opportunities to the Fox Creek. The design incorporates the pavilion, maintenance of the existing trees, and enhanced access to the little league fields. An important component of this site is a sidewalk connection to the Park from Route 30. Currently the sidewalk ends before the park and there is no pedestrian access. The plan includes narrowing of the existing road shoulder of Route 30 to four feet on either side to allow for room for the sidewalk extension and a safer transportation route into the Village. Plans include concrete sidewalk extension along the Route 30 from the end of the existing sidewalk to the first little league field entrance.

Site 6: Lasell Park Sidewalk Connection. To enhance visitation to the Lutheran Parsonage Museum and Lasell Park, this Plan proposes extension of the sidewalk past Parsonage Pines Senior Apartments up Spring Street, to the entrance of Lasell Park. There would be a minimum of 3' buffer between the street and the sidewalk.

Site 7: Fire House Park on Grand Street. This Plan recommends community use of the former fire house site. This is the perfect location for a community park, and is reachable within about ½ mile from most locations in the Village. There are two optional designs to be considered for this parcel. Both could potentially include a basketball court, formalized walkway, passive recreation/picnic area, a pavilion, 10-space parking lot, fenced in playground, splash pad, and fenced in dog park. The ultimate design of this park should address maintenance, safety and monitoring, and adequate buffering to reduce noise impacts to neighbors.

The following pages illustrate the concept plans, list of permits that will be needed for construction, and potential funding sources.

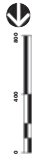


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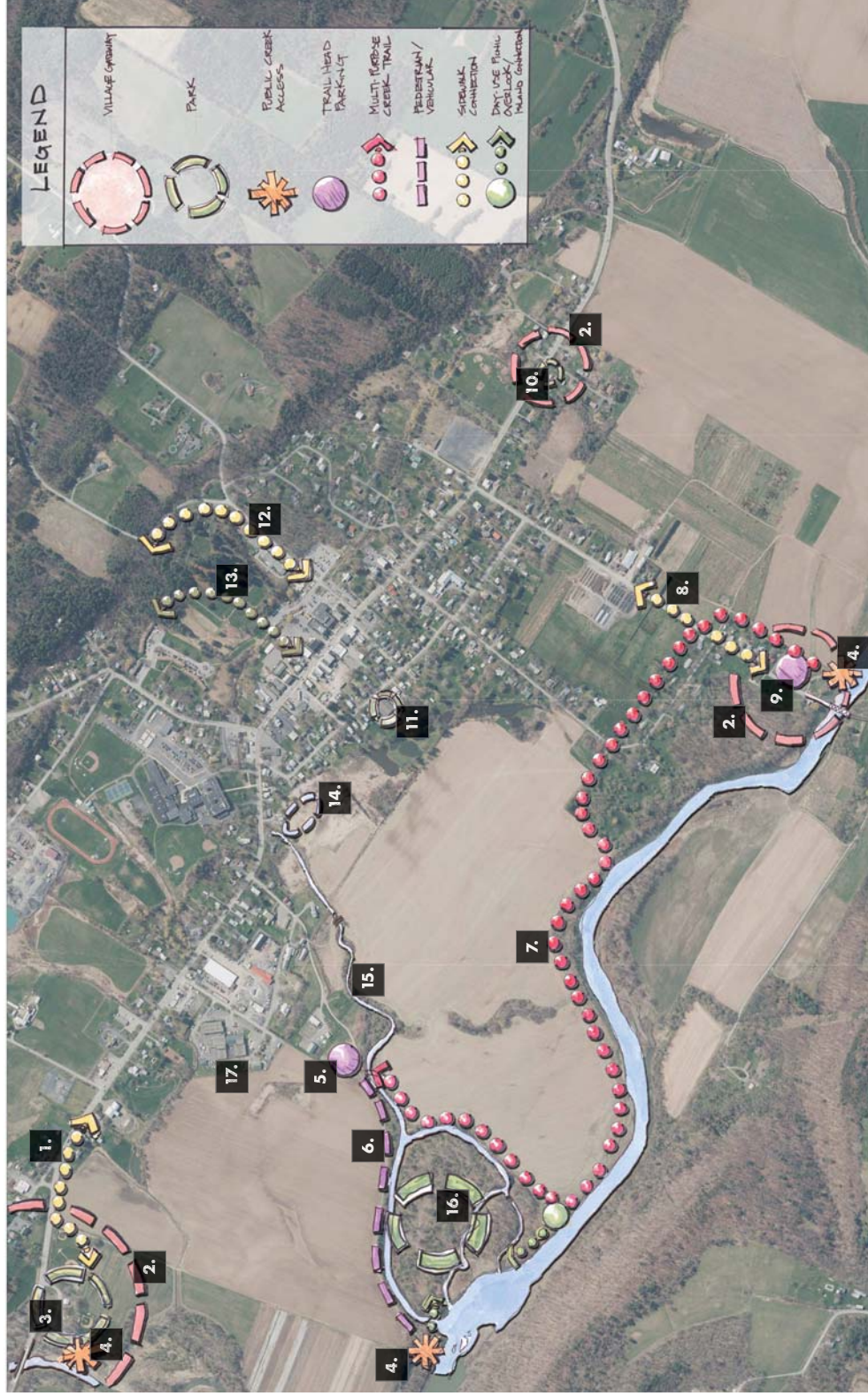
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SITE 1: MULTIPURPOSE CREEK TRAIL/OVERALL MASTERPLAN

PLAN KEY

1. SIDEWALK CONNECTION TO FOX CREEK PARK
2. VILLAGE GATEWAY
3. ENHANCEMENTS TO FOX CREEK PARK
4. PUBLIC CREEK ACCESS
5. TRAIL HEAD PARKING
6. PEDESTRIAN/VEHICULAR ACCESS
7. MULTIPURPOSE CREEK TRAIL
8. SIDEWALK CONNECTION ALONG BRIDGE STREET
9. TRAIL HEAD PARKING AT FEMA BUYOUT PROPERTY
10. FEMA BUYOUT POCKET PARK
11. FIREHOUSE PARK
12. SIDEWALK CONNECTION FROM SPRING STREET TO LASALLE PARK
13. ENHANCED PEDESTRIAN CONNECTION FROM LASALLE PARK THROUGH CEMETERY IN VILLAGE CORE
14. POSSIBLE FUTURE BIO-RETENTION AREA
15. CREEK CLEAN-UP
16. S CHOHARIE LAND TRUST ISLAND
 - Walking Trails
 - Disc Golf Course
17. POSSIBLE FUTURE ECONOMIC DEVELOPMENT/RECREATIONAL DEVELOPMENT AT COUNTY JAIL SITE





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SITE 2: SCHOHARIE LAND TRUST ISLAND

PLAN KEY

- 1. MULTIPURPOSE TRAIL
- 2. PEDESTRIAN CONNECTION TO PROPOSED TRAIL SYSTEM
- 3. PROPOSED OVERLOOK/PICNIC AREA
 - Great views of river with farm field backdrop
- 4. POTENTIAL FUTURE CREEK ACCESS
 - Canoe/kayak launch, small parking area, creek overlook, picnic areas, access to island
- 5. WOODED ISLAND NATURE TRAILS
- 6. VEHICULAR/PEDESTRIAN ACCESS ROAD TO OVERLOOK AND POTENTIAL CANOE/KAYAK LAUNCH





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SITE 3. SCHOHARIE CREEK ACCESS

PLAN KEY

- 1. MULTIPURPOSE TRAIL
- 2. POTENTIAL PUBLIC ACCESS / TRAIL HEAD PARKING
- 3. WATERFRONT ACCESS AND CANOE / KAYAK LAUNCH
- 4. SCHOHARIE CREEK OVERLOOK AND PICNIC AREAS
- 5. NATURALIZED PLANTINGS WITH 'GATEWAY' SIGNAGE
- 6. PROPOSED OVERFLOW / VISITOR PARKING
- 7. SIDEWALK CONNECTION FROM PUBLIC CREEK ACCESS ALONG BRIDGE STREET





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SITE 4: FEMA BUYOUT PARCEL POCKET PARK

PLAN KEY

- 1. OPEN LAWN SPACE
- 2. SEAT WALL AND NATURAL STONE PAD
- 3. BERMED PLANTINGS
 - Promotes added sense of enclosure and security from road
- 4. LOCATION OF PROPOSED SENIOR HOUSING COMPLEX
- 5. PROPOSED CROSSWALK WITH FLASHING PEDESTRIAN CONTROLLED CROSSWALK SIGNAGE
- 6. MONUMENT SIGN WELCOMING VISITORS TO VILLAGE OF SCHOHARIE
- 7. STORMWATER RUNOFF/ BIO-RETENTION AREA
- 8. NEIGHBORHOOD ACCESS POINT





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SITE 5: FOX CREEK PARK & SIDEWALK EXTENSION

PLAN KEY

1. PROPOSED SIDEWALK CONNECTION INTO VILLAGE
2. PROPOSED BATHROOM
3. EXISTING PAVILION COMPLEX
4. PLAYGROUND, PROTECTED BY EXISTING LARGE TREES AND LOW FENCING
5. RELOCATED PARKING LOT
6. OPEN GREEN SPACE FOR BOTH ACTIVE AND PASSIVE RECREATION/PICNIC AREA/ICE RINK
7. FIRE TRUCK ACCESS AND CANOE/KAYAK DROP-OFF
8. CANOE/KAYAK ACCESS
9. BOULDERS TO REINFORCE THE EXISTING CREEK BANK AND SERVE AS SEATING OPPORTUNITIES
10. ENHANCED CONNECTION UNDER BRIDGE
11. IMPROVED PARK CIRCULATION THROUGH FORMALIZED PATHWAY
12. POSSIBLE INTERPRETIVE EDUCATION OPPORTUNITY AT THE HISTORIC RAIL LINE
13. PROPOSED PARKING LOT ADDITION





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SITE 6: LASALLE PARK SIDEWALK CONNECTION

PLAN KEY

- 1. PROPOSED CROSSWALK LOCATION
- 2. MINIMUM 3FT. GRASS BUFFER BETWEEN EXISTING ROAD AND PROPOSED SIDEWALK
- 3. PROPOSED SIDEWALK CONNECTION TO LASALLE PARK AND PALATINE HOUSE
- 4. PALATINE HOUSE
- 5. LASALLE PARK





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SITE 7: FIREHOUSE CONCEPT A

PLAN KEY

- 1. 10-SPACE PARKING LOT
- 2. PLAYGROUND WITH DECORATIVE FENCE ENCLOSURE
- 3. SPLASH PAD
- 4. OPEN LAWN SPACE
- 5. FENCED-IN DOG PARK
- 6. BASKETBALL COURT
- 7. FORMALIZED WALKWAY
- 8. SECONDARY OPEN LAWN SPACE/PICNIC AREA
- 9. PROPOSED PICNIC PAVILION





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SITE 7: FIREHOUSE CONCEPT B

PLAN KEY

1. FORMALIZED COMMUNITY ENTRANCE
2. LANDSCAPE BUFFER WITH NATURALIZED PLANTINGS
3. OPEN PLAY AREA
4. SECONDARY OPEN LAWN SPACE/PICNIC AREA
5. SPLASH PAD
6. FENCED-IN DOG PARK
7. BASKETBALL COURT
8. 11-SPACE PARKING LOT
9. PROPOSED PAVILION AND BATHROOMS
10. PLAYGROUND WITH DECORATIVE FENCE ENCLOSURE
11. OPPORTUNITY FOR COMMUNITY FLOWER GARDEN/
 BUFFER FROM NEIGHBORS





SCHOHARIE WATERFRONT RECREATION ASSETS PLAN: PERMITTING MATRIX		Army Corps Nationwide Permit	DEC Article 15	SHPO: Phase I Archaeological Survey	OPRHP Section 14.09	NHPA Section 106	SEQR	SWPPP										
Project	Description																	
SITE 1: MULTIPURPOSE TRAIL																		
Site 1 (a,b,c): Multipurpose Creek Trail. Pedestrian and vehicular trail from the Village sewer treatment plant including trailhead, access to "The Island", pedestrian path, day-use picnic and overlook. The trail leads from 'The Island' south to Bridge St. to the snowmobile trail. Paving enhances hike, bike, and other pedestrian use. Landowner easements have been discussed but agreements aren't in place yet.																		
Site 1a - Multipurpose Creek Trail - Asphalt Trailhead Parking Lot	Site 1a: Survey, final design, permitting, construction of the lot, canoe/kayak launch	✓	✓	✓		✓	✓	✓										
Site 1b - Multipurpose Creek Trail - Gravel Trailhead Parking Lot	Site 1b: Survey, final design, permitting, construction documents and construction of the parking lot, canoe/kayak launch	✓	✓	✓		✓	✓	✓										
Site 1c - Multipurpose Creek Trail - Gravel/Pave2 Cell System Trailhead Parking Lot	Site 1c: Survey, final design, permitting, construction documents and construction of the parking lot, canoe/kayak launch	✓	✓	✓		✓	✓	✓										
SITE 2: SCHOHARIE LAND TRUST ISLAND																		
Site 2: Schoharie Land Trust Island. This unique 14+ acre parcel along the Creek has opportunities for low-impact day use with picnic, overlook, access to the multi-use trail, and creek access. There is a unique opportunity to introduce 'disc golf' to Schoharie at this location.																		
Site 2 -Schoharie Land Trust Stone Dust Trail	Survey, final design, permitting, construction documents and construction stone dust paths		✓	✓				✓	✓									
SITE 3: SCHOHARIE CREEK ACCESS AT BRIDGE STREET																		
Site 3: Schoharie Creek Access at Bridge Street. Village acquisition of parcel adjacent to the creek at Bridge Street for canoe/kayak access to the Creek, access to the multi-use trail and use of the buyout parcel for additional parking, signage, seasonal businesses and signage.																		
Site 3A - Schoharie Creek Access	Survey, final design, permitting, construction documents and construction.	✓	✓	✓				✓	✓									
SITE 4: FEMA BUYOUT PARCEL																		
Site 4: FEMA Buyout Parcel Pocked Park. Located at the southern entrance to the Village, this small parcel is currently the site of planned drainage work for the 'South-End Drainage Project' in the Village. This location has an opportunity to be more than a stormwater retention area using green infrastructure. This location can also have a role as a pocket park within easy walking distance to the new senior citizens housing complex and residences. Plans for this pocket park include enhanced crosswalk over Route 30, landscaping and a pathway to small sitting areas, and inviting southern welcoming gateway to the Village.																		
Site 4 - Enhanced Bio-retention Parcel	Stormwater Detention Area and Pocket Park		✓					✓										
SITE 5: FOX CREEK PARK																		
Site 5: Fox Creek Park. The Concept Site Plan includes reconfigured parking and interior road, open green space for both active and passive recreation/picnic area, bathrooms, playground, improved park circulating through a trail system around the back ball field, and waterfront access opportunities to the Fox Creek. It includes the pavilion, maintains trees, makes little league fields more accessible and extends sidewalks along Route 30 by narrowing of the existing road shoulder of Route 30 to four feet on either side.																		
Site 5 - Fox Creek Park	Survey, final design, permitting, construction of park, a bathroom facility, lighting, playground,	✓		✓	✓	✓	✓	✓	✓									
Site 5.1- Fox Creek Park Sidewalks	Construction of sidewalks and signage.		✓		✓	✓	✓											
SITE 6: LASALLE PARK SIDEWALK CONNECTION																		
Site 6: Lasalle Park Sidewalk Connection. To enhance visitation to the Lutheran Parsonage Museum and Lasalle Park, this Plan proposes extension of the sidewalk past Parsonage Pines Senior Apartments up Spring Street, to the entrance of Lasalle Park. There would be a minimum of 3' buffer between the street and the sidewalk.																		
Site 6 - Lasalle Park Sidewalks	Survey, final design, permitting, construction of sidewalk improvements.			✓	✓	✓	✓	✓										
SITE 7: FIREHOUSE PARK ON GRAND STREET																		
Site 7: Fire House Park on Grand Street. This Plan recommends community use of the former fire house site. This is the perfect location for a community park, and is reachable within about ½ mile from most locations in the Village. Both options for the site include a basketball court, formalized walkway, passive recreation/picnic area, a pavilion, 10-space parking lot, fenced in playground, splash pad, fenced in dog park, and space for a connection to a trail running along the old railroad bed behind this area.																		
Site 7 - Concept A	Concept A includes tasks in the description.		✓					✓	✓									
Site 7 - Concept B	Includes amenities in the description.		✓					✓	✓									
													potentially required based upon additional data					
													likely required					
*additional permitting may be required as more detailed information is acquired																		
*The schematic designs, as drawn, do not show the need to remove existing trees. However, in the event of the removal of existing trees is necessary during the progression of these designs, there may be the need to conduct the NYSDEC assessment of the habitats of the Northern Long Eared Bat and Indiana Bat endangered species.																		

Implementation of Projects

Potential Partners in Implementation

The best success in implementing these projects will be when the Village of Schoharie works in partnership and cooperatively with other agencies and organizations. Implementation partners include:

Engineering Department of DOT
National Park Service Land and Water Conservation Fund Program
National Park Service Rivers, Trails, and Conservation Assistance Program
New York State Energy Research and Development Authority (NYSERDA)
NYS Department of State Division of Coastal Resources
NYS Department of Transportation
NYS Department of Transportation Enhancement Program (TEP) (Office of Environment in the
NYS Office of Parks, Recreation and Historic Preservation
Preservation League of New York
SALT (Schoharie Area Long Term)
Schoharie Central School District
Schoharie Community Development Corporation
Schoharie County Conservation Association
Schoharie County Chamber of Commerce
Schoharie County Conservation Association
Schoharie County Farm Bureau
Schoharie County Snowmobile Association
Schoharie County Soil and Water Conservation District
Schoharie Land Trust
Schoharie Promotional Association
Schoharie River Center
Schoharie Valley Association
State University of New York, Cobleskill
Schoharie Kiwanis Club
Private landowners on and adjacent to the proposed facilities

Action Steps

Implementation of the recommended priority and long-term projects from this plan will take organization, funding and coordination. The following action steps can serve as a checklist to aid the Village make these plans a reality:

1. Village Board to accept this LWRP Plan and work to incorporate it as an Addenda to the Village Comprehensive Plan pursuant to requirements of State Village Law 7-722.
2. Work with those landowners and the Schoharie Land Trust that have agreed to allow for public access over their property for trail or recreational use to develop letters of intent and easements for public access covenants.

3. Develop a generic environmental impact statement that would analyze potential adverse environmental impacts from construction of all the priority projects outlined in this Plan. This will be required for any state-funding of these projects.
4. Work with a grant writer or others to identify and prepare grant funding applications to construct these projects. Concentrate first efforts on the multi-use trail system and the Fox Creek Park enhancements as these have direct positive economic development outcomes (see Appendix E). Further, work to identify other sources of funding (public, private, and foundations) that can be used for construction costs and grant match requirements. **A critical sub-task for this Action is to develop a plan for obtaining funds, volunteer efforts and in-kind services to match state funding for these projects.**
5. Create a Recreation Plan Implementation Task Force of residents, businesses and other interested people to serve as a coordinating committee to oversee implementation of these projects. This task force should start by including landowners and businesses in the Village and further identifying partners and possible funding sources for each of the priority projects.
6. Work with Village planner and attorney to update the zoning law as recommended in this Plan.
7. Keep the Village website up-to-date with information about and progress on implementation of this Plan.
8. Acquire the parcel of land immediately adjacent to the Creek at the end of Bridge Street.
9. Acquire the small parcel of land immediately adjacent to the NBT bank for use as a landscape village green.
10. Involve the Schoharie Promotional Association, Colonial Heritage Association, Schoharie Community Development Corporation, DAR and local businesses very involved with the tasks above. It will be crucial to have an involved and supportive community. These organizations have critical roles in promotion, funding support, and expertise about the Village.

Inventory and Analysis of Recreational Resources

Water Bodies

The Schoharie Creek and its major tributary, Fox Creek, are the primary waterbodies within the Village of Schoharie. Schoharie Creek is one of the principle tributaries of the Mohawk River with its headwaters beginning at the base of Indian Head Mountain, located in the Catskills, Greene County, NY. The Schoharie Creek flows north through Delaware, Schoharie, Schenectady, and Montgomery counties and enters the Mohawk River at Fort Hunter. Land use, draining more than 2,300 square kilometers, is approximately 20 percent agricultural, 77 percent forested, 2 percent urban, and 1 percent other⁵.

The Schoharie is highly susceptible to flooding with notable floods occurring in 1996 and especially after Hurricane Irene in 2011. The upper headwaters are dammed by the 120-foot-high Gilboa Dam, which forms the Schoharie Reservoir, a NY City water supply that was put into service in 1926. Downstream from the Gilboa dam is the Blenheim-Gilboa Pumped Storage Power Project which is part of the NY power Authority. The impoundment essentially severed the creek in half and changed its flow pattern and habitat. From below the dam to the confluence with the Mohawk River, the main stem of the creek was altered from a cold-water fishery (trout) to a warm water fishery (small mouth bass). No regular release of water occurs from the Schoharie reservoir, and during summer months the creek bed from the reservoir dam is very low to Middleburgh, where minor tributaries begin to add enough water to recreate the creek. About half the creek area is suitable for small craft in the summer with many portages required. The entire length can be canoed/kayaked in the spring.

The NYS DEC stream classification of the Schoharie Creek where it passes through the Village is Class C water, designating that the water is suitable for both fish propagation and survival and for non-contact recreation. The Fox Creek, near the Village of Schoharie drinking water source, is a Class A water, designating the stream suitable for fish propagation, contact recreation, and drinking water. At the point Fox Creek passes by the Village Park, it is a Class B water, indicating a best usage for swimming and other contact recreation.

Floodplains. The floodplain of the Schoharie Creek is extensive (See Flood Hazards Map). The floodway, 100-year and 500-year floodplain impact a large portion of the Village, including most of the recreational, historical, cultural, government, and economic resources in the Village. The floodplain in the Village is large, and 416 acres of farmland lie between the creek and the developed portion of the Village. There is a narrow riparian area along the creek (see aerial photograph.)

Wetlands. There are no NYS DEC or currently identified federally regulated wetlands located within the Village of Schoharie. There are however, several locations identified as having hydric soils (See Topography and Wetlands Map.)

Issues

- Schoharie Creek is highly susceptible to flooding.
- Creek flow is inconsistent, depending on season and weather, for small boat access.

⁵ From the Schoharie River Center

- The large amount of undeveloped private land between the developed portion of the Village and the creek creates challenges for creek access and minimizes positive connections between the Village and creek.

Opportunities

- The Schoharie and Fox creeks are quality water bodies and important natural features of the Village and the entire valley and they can play more of an important role in tourism promotion and business development, community character, and recreational opportunities.
- With adequate access points and signage, the creeks could become much more accessible to the public than currently.
- The undeveloped nature of the majority of the waterfront is an asset that offers a natural environment within a village boundary. The Village can promote the unspoiled nature of the creek and its waterfront as a unique recreational experience.

Existing Land and Water-Related Uses

Land Uses. There are a mix of land uses within the Village (See Table 1, Aerial Photograph and Land Cover Map). The Land Cover Map graphically shows the areas that are built versus agricultural. Schoharie is unique in its land use patterns because the dominant land use along almost the entire length of the waterfront of Schoharie and Fox creeks has been and remains agricultural land uses. Only a small portion of the waterfront is in residential use. The floodway and 100-year floodplain overlap with this agricultural use. Other than agriculture and built-uses, wooded areas can be found in some places along the creeks, and along cliff at the eastern border of the Village.

All or parts of 15 parcels of land immediately adjacent to the Schoharie Creek and Fox Creek are used for agricultural purposes (480 acres). Compared to the rest of the Village, these 15 parcels are large landholdings, averaging 32 acres. The entire portion of undeveloped land in the Village is zoned 'Agricultural'. Guernsey's Nursery is a large agriculturally-related commercial land use found along Bridge Street. Along the Schoharie Creek but just outside the Village boundary is an ox bow which has created an 'island' (See Flood Hazard and Aerial Photograph Maps). This undeveloped area located within the riparian area of the Creek is largely owned by the Schoharie Land Trust (14.6 acres).

Other significant land uses within the Village include the Schoharie Central School District, Cobleskill Stone Products (a limestone quarry), Schoharie County buildings (Court House, County Office Building, DPW) and the County jail. The County jail was significantly damaged during the flooding of Hurricane Irene and the County is currently in the process of building a new jail out of the floodplain just outside the Village of Schoharie.

Beyond these agricultural areas, the remainder of the Village is a traditional community consisting of a main street business district surrounded by residential uses. The average residential lot is 1.8 acres.

The Village has an unusually large number of cultural land uses including the Old Stone Fort Museum complex, the Railroad Museum and Depot Lane (Colonial Heritage Association), numerous churches and church halls, Lasell Park (a public park), the Daughters of the American Revolution Lasell Hall (DAR House), the 1748 Lutheran Parsonage (Palatine House), the Old Stone Fort Cemetery, the Schoharie Cemetery, and Fox Creek Park. These are described in the next section of this Plan.

Schoharie has a well-developed traditional main street business area where business and government uses are concentrated. Businesses on Main Street are a mix of services, retail, and restaurant. Buildings throughout the main street area are traditional and most are historic structures, built prior to 1950.

Beyond the Main Street business district, most uses along Route 30 (Main Street) are residential with a secondary commercial/residential area centered along Route 30 around the post office and Bank of Richmondville area (See Property Class Map). A new 72-unit senior citizen housing complex is being built on the southern end of the Village. A long-vacant vacant parcel exists (Great American lot at Route 30/Furman Drive/Bridge Street intersection) that was the former grocery store for the Village. Like other nearby properties, it is in the floodplain and thus poses development challenges. Nonetheless it is a significant commercial parcel that the Village desires to see reused for new grocery store or other business uses.

Table 1. Land Use	Number of Parcels	Number of Acres
Agriculture	10	307
Residential	271	490
Commercial	42	22
Industrial	4	21
Community Service	25	118
Public Service	2	15
Recreation/Entertainment	6	10
Vacant	72	113

The Village of Schoharie waste water treatment facility is located behind the Railroad Museum on Letterman Lane. The Village has an easement beyond the paved area of Letterman Lane through farmland to the Creek. That easement was originally set up to allow Village maintenance of the sewer effluent discharge location, but that is no longer needed. However, the Village retains an easement over Letterman Lane.

Water Uses. There are limited water uses and access points to the creeks within the Village of Schoharie. There are no public access points to the Schoharie Creek within the Village boundary. However, some people do take advantage of fishing and small craft boating opportunities in the Schoharie and enter the creek through private properties or downstream in Middleburgh. Direct access to Fox Creek is located only at the Fox Creek Park, and that is limited to a pathway that continues to the streambank and underneath the Route 30 Bridge on a pathway to the Lily Park.

The Schoharie and Fox creeks are only navigable by small canoe and kayak due to shallow depths, and then only during higher water conditions. During spring and early summer, the Schoharie Creek has pristine canoe and kayak opportunities. Many people use these small craft as they paddle from Middleburgh to the State access point in Central Bridge, about 2 miles from the Village of Schoharie.

During dry weather, some sections of the creeks are not easily navigable, forcing portages through very shallow stretches. The Fox Creek is especially difficult at certain times to navigate in the vicinity of the Village due to shallowness.

Views of the Schoharie Creek are also limited, yet significant and highly valued by residents. Within the Village, the Schoharie Creek can be publicly viewed only along Bridge Street at the bridge. The Fox Creek has more direct access and views available from Fox Creek Park. It can also be viewed from the Covered Bridge at the end of Fort Road. Both the creek and Covered Bridge can be seen from the Route 30 Bridge. The Covered Bridge is a pedestrian pathway where people can linger, but neither Bridge Street nor the Route 30 Bridge have sidewalks or safe pedestrian opportunities. From those locations, views of the Fox Creek are primarily made from vehicles. There are no other public locations within the Village where either of the creeks are viewable.

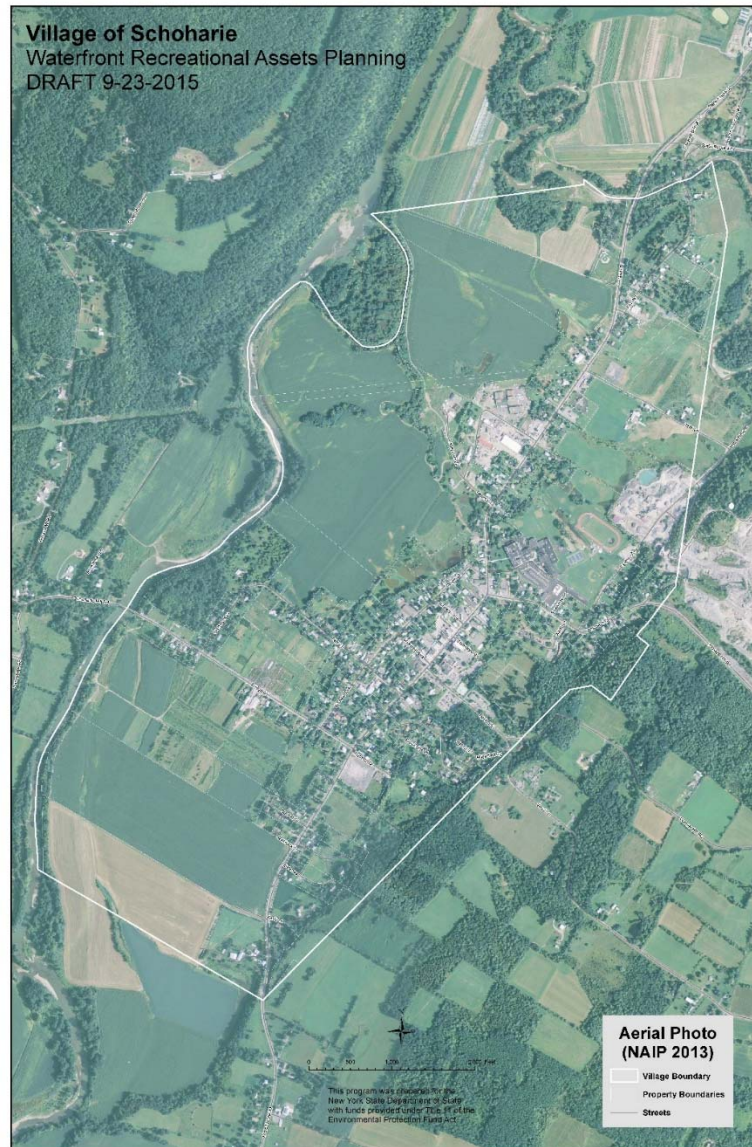
Just east of Route 30 and up from the Fox Creek Park, the covered bridge is a favorite and picturesque location highly valued in the Village for its character, its views of the Fox Creek, the Old Stone Fort Cemetery, and in the distance, the Tory Tavern. It is a favorite spot for picture taking, especially for proms and weddings.

The Schoharie Promotional Association is working with the Village of Schoharie to plan for and create a Lily Park on village-owned land along the Fox Creek (See Resources and Inventory Map and recreation description below). The Lily Park is proposed to include walking pathways, gardens, and quiet reflecting areas.

The Schoharie River Center coordinates educational programs and water quality monitoring with youth from the area on the Schoharie and Fox creeks.

Issues

- There is limited physical and visual access to the creeks. Access is severely limited to the Schoharie Creek.
- The Schoharie Creek is well-known for its negative impact on the community related to flooding, but positive connections and year-round interaction with the residents and public are low.
- There is a large separation between residences and businesses and the waterfront.
- Low water levels in the Schoharie Creek making consistent navigation difficult.



- All land areas along the Schoharie Creek are in private ownership, thus limiting public access. There is public access to Fox Creek at the Fox Creek Park.

Opportunities

- There are a limited number of private landowners along the Schoharie Creek which could facilitate coordination and implementation of waterfront related programs.
- The Village can enhance marketing of the waterfront resources to both residents and businesses. Signage and other marketing/educational projects can be developed to accomplish this.
- There are multiple locations that could be suitable for improved access to both creeks. It may be feasible to provide for a new access point from the Schoharie Land Trust property on the "island".
- Enhancements could be provided to the Fox Creek Park to provide for additional amenities on that waterfront and for better access to Fox Creek.
- The Village could purchase property near the Schoharie Creek at Bridge Street to provide for enhanced public access.
- Enhanced access to the waterfront could also enhance public education and youth programming offered by the Schoharie River Center.

Existing Planning, Zoning and Other Relevant Local Development Controls

Village Planning Efforts: The Village of Schoharie has in place the following plans that outline its vision, goals, needs, and opportunities:

- Comprehensive Plan (a joint plan with the Town of Schoharie adopted in 1996)
- Long-Term Community Recovery Strategy (developed by the Village in 2014 to address recovery needs after Hurricane Irene)
- New York Rising Plan (developed by New York State in 2015 to address recovery needs after Hurricane Irene)
- Complete Streets Plan (developed by the Village through the Healthy Streets program in Schoharie County in 2013)
- Main Street and Gateways Plan (developed by the University at Albany Regional Planning Graduate Program in 1998 to address main street and gateway needs)

Each one of these plans recognized the important need for enhanced recreation in the Village as well as recognizes the as yet un-tapped opportunities associated with the Schoharie and Fox Creek Parks.

Regional Planning Efforts

Schoharie County Agriculture and Farmland Protection Plan: This plan is relevant to the Village of Schoharie due to the large acreage of prime farmland located within the Village. This plan is currently being updated by the County.

New York State Open Space Plan: Although the Village is not discussed specifically, the New York State Open Space Plan (2014) recognizes the Schoharie Valley corridor as an important open space in the State. Relevant text from the NYS Open Space Plan includes:

“SCHOHARIE VALLEY CORRIDOR {56.} - The Schoharie Valley Corridor is one of the oldest settled landscapes in the state and a setting of dramatic scenery and significant agricultural production. Some of the highest priority areas for protection are located from the Town of Esperance south to Gilboa, as well as along the Schoharie Creek and its tributaries throughout Montgomery and Schoharie counties. Of particular concern is conserving farmland throughout the valley; preserving Native American archaeological sites and the remains of pre-Revolutionary War forts; and protecting the narrow band of karst formations and associated water reserves that extend through the north portion of this area. Within this band are a number of larger cave systems that support hibernating bats; protection of these caves will directly contribute to the management of recreational caving and, therefore, help to control the spread of white-nose syndrome. Finally, protection of trail corridors and greenways in support of local trail initiatives, such as a current proposal extending from SUNY Cobleskill to Richmondville, will provide an important recreational complement to this area.”

Since the 2014 NYS Open Space plan was developed, Schoharie County, with assistance from SALT, has begun a feasibility study to develop a trail through the valley from Esperance to Blenheim, including through the Village of Schoharie. This LWRP Waterfront Recreation Assets Plan has as one of its foundational goals to specify how plans for trails and pathways within the Village can connect to that county-wide trail for enhanced recreation and economic development within the Village.

Zoning, Local Laws Related to Waterfront, Recreation, Cultural Resources and Community Character Design Standards

See Appendix B for additional information about the Zoning. Currently the entire waterfront of the Schoharie and Fox creeks are included in the Agricultural zoning district of the Village. This zoning designation was designed with recognition of the floodplain in that area, and thus development is severely limited. In the designated floodway (See Flood Hazard Map) all commercial and residential development and areas where the flood zone ground level is five feet below flood level are prohibited. While the law does provided for some development potential, it does not adequately address recreational and open spaces uses that would be compatible with the floodplain.

Issues

- The allowed uses in the Ag zoning district along the Creeks is restrictive because of the floodplain, but does not address waterfront uses that could be compatible.
- Local plans and laws do not encourage or require any public access, waterfront enhancements, or streambank improvements when development does take place along the Creek.

Opportunities

- Update zoning to create a waterfront district that allows recreational uses and minor infrastructure to support those uses (See Appendix C for details). Reconfigure the existing agriculture district into three districts as follows.
 - Create a waterfront district (see Future Zoning Concept Map) to include the riparian area along the creek and 200 feet beyond the creek. This would be the most restrictive

area but still allow for agriculture, recreational, and other low impact uses. This would be the most restricted district.

- Create a new floodway/agriculture district beyond lands in the waterfront area to extend to the end of the mapped floodway. This area would allow for many of the same uses as allowed in the current agricultural district but with an amended use schedule and development standards compatible with the floodway and to encourage recreational and agricultural uses.
 - Beyond the floodway, but within the 100-year floodplain, maintain the agricultural district that allows for appropriate uses and development standards suitable for 100-year floodplain.
- Expand allowable uses and strengthen the development standards for uses in the Agriculture District to offer growth opportunities in a manner cognizant of the floodplain.
 - Implement a complete streets program as per the plan within the Village.
 - Construct new sidewalks to connect the Fox Creek Park, Old Stone Fort, and Palatine House/Lasell Park to existing sidewalks and to new pathways to be created.
 - Enhance gateways and Main Street as per the Main Street/Gateways Plan.
 - Ensure that sidewalks and pathways in the Village connect to trails that may be part of future Schoharie County trail planning projects.

Land Ownership Patterns, Including Underwater Lands

The majority of land immediately adjacent to the Schoharie Creek is owned by a limited number of landowners (about 11). These lands are used almost exclusively for agricultural purposes now. Along the Fox Creek, a large block of land is owned by a nearby farm based in the Town of Schoharie.

The 'Island' is a 24 acre land mass formed by an ox bow of the Schoharie Creek. While not within the boundary of the Village of Schoharie, it is on the eastern side of the Schoharie Creek (See Flood Hazard and Aerial Photograph maps). The largest part of the "island" is owned by the Schoharie Land Trust (14.6 acres). Although not currently developed or publicly used, the Schoharie Land Trust has indicated interest in considering proposals that may enhance public use of that area. The remaining land on the "island" is owned by two other landowners, one of which is part of a parcel located across the Creek.

The remaining lands along the Fox Creek include Fox Creek Park (5.85 acres), Village of Schoharie owned land (2 acres) being developed as the Lily Park, and a private residence across the street. The Old Stone Fort Museum complex is not immediately adjacent to the Fox Creek, but is not far from it and is a significant cultural, historical, and recreational land use in the northern end of the Village (See Property Class Map).

Issues

- Access to the creek is limited to the Fox Creek Park.
- No public roads, pathways, or easements currently exist to allow public access to the Schoharie Creek.

Opportunities

- An arrangement with the Schoharie Land Trust portion of the 'island' could be developed to allow for public use of those lands along the Creek.
- Several locations (See Future Connections Map) could provide for public access to the Creek.

- There is a possibility to develop a trail/pathway along the Schoharie Creek.

Public Access and Recreational Resources

Public Access for Boating and Fishing: Public boat access points to the Schoharie Creek are located about 5 miles downstream in Middleburgh just south of the Route 30/Route 145 bridge, at Mine Kill State Park on Route 30 about 5 miles further south of the Village of Middleburgh, and north of the Village of Schoharie in Central Bridge. In Central Bridge, there is hand launch facility off NY Route 7 on the east side of the bridge, and off NY Route 30A about 1.25 miles north of the Central Bridge hamlet just up from the Cripplebush Road junction. Small parking areas are available at the Central Bridge locations.

Fox Creek Park: Fox Creek Park is owned by the Village and is located along the Fox Creek just upstream from where it meets the Schoharie Creek. Baseball, picnic tables, a pavilion, and in the winter, ice skating, are amenities provided at the park. Restrooms are provided seasonally with port-a-johns. The Schoharie Little League maintains the three ballfields adjacent to the main park along with a batting cage and clubhouse. A water supply and septic system serves the Little League Field. The picnic pavilion has lighting but there are no other lights available, which has limited some uses. The Schoharie Promotional Association, which sponsors the ice skating rink in the winter arranges for portable lights for night-time skating.

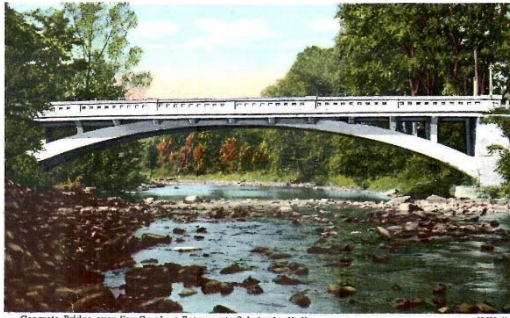
There is good access to the Fox Creek through the park but it is not highly developed. It is basic pedestrian access from the parking lot to the streambank. The Schoharie Promotional Association has recently created a gravel pathway from the northern end of the Fox Creek Park, under the Route 30 Bridge to link with and to provide access from that side of Route 30 to the proposed Lily Park.

Lily Park: The Schoharie Promotional Association is a leader in promoting the Village, and provides year-round recreational and cultural events for residents and visitors alike. In addition to sponsoring multiple activities and events and the ice skating rink at Fox Creek Park, they are working with the Village to develop a 1.7-acre piece of Village-owned land along the Fox Creek as a Lily Park.

Currently in the development stage, the Lily Park will contain a walking trail, benches, lily gardens, and quiet reflecting areas for public use. The Lily Park will be accessible from the Fox Creek Park via the under-Route 30 Bridge pathway and from the entrance near the Covered Bridge at the end of Fort Road. Parking for the Lily Park will be available at the lot located just off Route 443 near the Route 30/443 intersection. It is a prime waterfront location and has the potential as an economic development catalyst as the Village hopes it will attract weddings, and other similar events there.

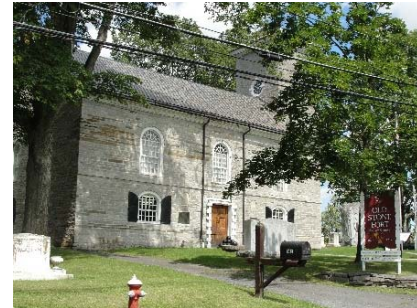


Covered Bridge: The current bridge (right picture) was built in 1982 by the _____ and follows the “old Route 30” road. It replaced an original concrete bridge (left picture).. The Covered Bridge is a highly valued scenic location in the Village and is one of the few places where pedestrians can view the Creek. Although there is no creek access at the bridge, the nearby Lilly Park is being planned along the waterfront just west of the covered bridge.



Concrete Bridge over Fox Creek at Entrance to Schoharie, N. Y. 1907-8

Old Stone Fort Museum Complex⁶: The Old Stone Fort Museum Complex celebrates and preserves the rich, historic legacy of New York’s beautiful Schoharie Valley. Buildings include an early 1700s home, a 1780s Dutch barn, a 1830s law office, and a 1890s one-room schoolhouse as well as the 1772 stone church that was fortified and attacked by British forces in 1780.



The Old Stone Fort was built in 1772 as a church. During the American Revolution, it was fortified by enclosing the stone church within a wooden stockade. In 1780 the fort was attacked by an army of 800 Loyalists and Indians. The building is now owned by Schoharie County.

The Schoharie County Historical Society has been operating the Fort as a museum for more than 125 years, preserving it and other historic structures. The Society has a collection of more than 50,000 artifacts related to the history of Schoharie County; maintains a research library and a local genealogy collection; publishes a semi-annual local history magazine; and offers a wide range of educational and recreational activities.

Schoharie Colonial Heritage Association (Railroad Museum/Depot Lane and 1743 Lutheran Parsonage/Palatine House)⁷: The SCHA is a non-profit, volunteer organization dedicated to acquiring and preserving historical sites in and around the Village of Schoharie. Their main goal is to restore such sites and make them available to the public for educational and cultural enrichment.



Palatine House: One of their first projects was the restoration of the oldest existing buildings in Schoharie, the 1743 Palatine House. Also known as the Old Lutheran Parsonage, the Palatine House is listed on the National Register of Historic Places, and was one of the few frame buildings spared when Brandt raided Schoharie during the Revolutionary War and burned the village to the ground. The Association has also acquired and restored abandoned buildings on Depot Lane in Schoharie. The buildings had not been in use since the

⁶ Information from the Old Stone Fort’s website at: <http://theoldstonefort.org/our-museums/old-stone-fort/>

⁷ Information from the Schoharie Colonial Heritage Association website at: <http://www.schany.org/index.html>

demise of the Middleburgh and Schoharie Railroads. For several years now SCHA volunteers, with the aid of New York State Department of Parks, Recreation & Historic Preservation and O'Connor Foundation Grants, have worked to develop the Station House, Freight Shed, Engine House, Weigh Station and the Old Mill Building into a historical complex - The Schoharie Valley Railroads Museum.



and Schoharie Railroad.

Railroad Museum: In 1974, SCHA transported the last remaining vehicle of the Middleburgh and Schoharie Railroad to Depot Lane from the Middleburgh flats where it had been since 1936. The restored 1891 passenger car is now on display for visitors along with a restored 1917 wooden caboose donated to the organization by the Bridgeline Historical Society. In addition, SCHA was able to transport two period box cars and a flatbed to the site. The museum also includes a 1920 scale model of buildings, cars and terrain of the area served by the Middleburgh



Children's Theater: Summer youth programs have been sponsored at the renovated Borden Creamery – Depot Lane Theater for many years. The Depot Lane Theater is a small “black box” stage located on the second floor of the old creamery building and is an integral part of the Depot Lane Complex. It is just one of many local historic sites that Schoharie Colonial Heritage Association has renovated and makes available to the public for cultural and other community events.

Depot Lane Singers: The Depot Lane Theater -The original site of a Borden Creamery now hosts the Fall Antique Show, the Holiday Craft Show and is also the rehearsal hall for the Depot Lane Singers and for the Children's Summer Theater & Music Camps.



Lasell Park: Lasell Park was created when Josiah and Jennie Lasell deeded the land to the Lasell Park Association of the Village of Schoharie in 1884. In 1897, the park was deeded to the Village of Schoharie. Now a 7.6-acre Village-owned seasonal park overlooking the Village of Schoharie, the site offers picnic tables, a new 60-by-20-foot picnic pavilion, heavy-duty, professional-grade charcoal grills, and several custom-sized picnic tables. In early 2012, Lowe's Charitable and Educational Foundation awarded a \$24,000 Lowe's/Skills USA Community

Rebuilding Grant to Career & Tech for repairing the park (along with Fox Creek Park and the Schoharie Cemetery). At Lasell Park, the students also repaired roads damaged in the fall 2011 hurricane and subsequent tropic storm, cleared downed trees and brush, and built benches. The park is not on the waterfront, but is an important recreational resource in the Village.

Schoharie Cemetery: The Cemetery covers area of 13.6 acres and is very rich in the history of Schoharie, as many of Schoharie's earliest settlers are laid to rest here, dating back to the 1700s. The Schoharie United Presbyterian Church is responsible for maintenance, care, and selling of lots. The Lutheran Cemetery Association is charged with the oversight of the cemetery. In addition to the

historical nature of the Cemetery, the many gravel drives and informal pedestrian connection to the Palatine House and to Lasell Park make the cemetery an important cultural resource in the Village.

Schoharie Central School: SCS serves the entire Village of Schoharie and adjacent towns. In addition to the school itself, the School District maintains tennis courts, a track, outdoor basketball hoops, playground, and soccer/baseball fields. Although the primary use of these facilities are for the school, the public can and does use these facilities outside of school hours.

Schoharie Community Pool: The community pool on Spring Street serves the Village of Schoharie, Town of Schoharie and Town of Wright communities. It provides American Red Cross certified swim lessons, open swim hours, splash aerobics, and the Wavemakers swim team during the summer. It includes the main pool, a kiddie pool, and bathhouse.

DAR Lasell House: Built in 1795 by Johannes Lawyer as a tavern. After his death, the tavern sold several times and was purchased by Chester Lasell. In the 1850's an addition was added at the rear of the building to house female students attending the Schoharie Academy. In 1913, the heirs of Josiah Lasell gave the property to the Schoharie Chapter, National Society, Daughters of the American Revolution. The Schoharie Free Library, founded in 1916, was housed on the second floor until 1963. The Schoharie DAR Chapter is still active today. After the massive destruction as a result of Hurricane Irene in 2011, the house has been restored to its previous colonial feel and elegance. The building and grounds are used for many community activities, as well as for DAR meetings.

Mary Beatrice Cushing Library: The Schoharie Free Library was founded in 1916 by a group of women from the local chapter of the Daughters of the American Revolution. It obtained its charter from the State of New York in 1927 and became an Association Library in 1959. Also in that year, the Library joined the Mohawk Valley Library Association (MVLA). In 1963, the weight of the books was damaging the DAR Hall and a fund drive to buy a new home for the Library was begun by the Schoharie Kiwanis Club, the Schoharie Rotary Club and others. Mr. James Cushing donated the money to buy the Miers house and the Library was called the Mary Beatrice Cushing Memorial Library in honor of his deceased wife.

The Library has survived many challenges including a tornado in 1989, a fire in the Carriage House in the back yard and significant floods in both 1995 and from Hurricane Irene in 2011.

The library participates in the automated circulation system common to both MVLS (Mohawk Valley Library System) and SALS (Southern Adirondack Library System). An addition and renovation project created a beautiful new Children's Area and an elegantly redecorated interior.

Healthy Street Benches: In 2013, the Village received funding from the Schoharie County *Creating Healthy Places* to place street benches at various locations throughout the Village. Local artists worked to paint local scenes on each bench. The Creating Healthy Places program is no longer funded (2015) but was a grant initiative funded by the New York State Health Department to prevent obesity, type 2 diabetes and other chronic diseases in Schoharie County. The grant was awarded to SUNY Cobleskill and 22 other locations around New York State in 2010. The goal of the grant was to implement sustainable policy, systems, and environmental changes in communities



where people live, work and play. The grant works to increase physical activity. The Resources and Inventory Map shows the locations of these benches.

Planned Historic Walking Tour: After the flood from Hurricane Irene, the Village of Schoharie developed a long-term revitalization strategy. As part of this effort, a committee was initiated to start implementing projects identified in that Plan. One of these projects is development of a historic walking tour. Initial planning has been developed and over 60 historic homes and buildings have been identified that would form points of interest in a walking tour of the Village. It is anticipated that this project would promote tourism, historic education and appreciation, and healthy, outdoor activities. It will appeal to those interested in heritage tourism and builds on the Old Stone Fort, Palatine House, Railroad Museum and other historic destinations in the region.

Sidewalks: The Resources and Inventory map shows current locations of sidewalks within the Village. Many areas lack sidewalks however. Of important note is that no sidewalks connect the village Main Street and residential areas with critical recreational and cultural features. Critical sidewalk sections that are missing include:

- Up Spring Street past the pool to the Palatine House
- Beyond the historic stone house ('Swartz Tavern') area to the Old Stone Fort Museum Complex
- Beyond the historic stone house ('Swartz Tavern') area to the Fox Creek Park
- Beyond Guernsey's Nursery on Bridge Street to the Schoharie Creek
- Along Orchard Street
- Along Depot Lane

FEMA Buyout Properties: When a property or a neighborhood experiences repeated flooding, costs for the property owner, the community and the state can escalate rapidly. The State and federal governments have acted to intervene after a flood by offering voluntary buyout programs to homeowners in neighborhoods that have been subject to repeated flooding. In the Village, three properties have been acquired by the Village through the FEMA Buyout Program (See Resources and Inventory Map.) These properties result in a permanent, flood hazard mitigation program. Willing sellers can participate in the program (it is a completely voluntary program). Once purchased, the homes are demolished and the property is permanently designated as open space. These spaces offer new opportunities for open space and low-impact recreational spaces in the Village.

Old Fire Station Property (Grand Street): After the flooding from Hurricane Irene, the fire station on Grant Street was vacated by the Fire Department when they moved to the former Millers Tractor location on Fort Street (outside of the floodplain). The Fire Department is currently working with FEMA for funding a new fire station at the new location. At this time, plans for the old fire station location are unknown. However, the community has identified that location as a prime central location for a community park/recreational resource such as a playground, basketball court or other opportunities that would not require buildings or other structures.

Issues

- Pedestrian access is very limited due to lack of connected sidewalks. This is especially true for Fox Creek Park, Lasell Park, and the Palatine House.
- There is a lack of amenities at Fox Creek Park.

- Lasell Park is underutilized.
- There is a lack of unified signage and wayfinding to help people know of and find some of these resources.
- There is separation between these recreational resources and the creek.
- There is a lack of visual access to the Schoharie Creek.
- The pull off along Route 30 which could offer a significant view of the Village and valley is overgrown and largely blocked.
- There is a lack of funding for needed infrastructure improvements to link these resources better.
- There is no safe crossing over Route 30 from east to west side. With no crosswalk or sidewalk, that end of the Village is essentially cut off from any kind of pedestrian access.
- Low water flows at certain times of the year limit canoe and kayak opportunities.

Opportunities

- Additional sidewalks, especially to the Fox Creek Park could be built.
- A local business/creek connection could enhance positive use of the creek for recreation and business development.
- A small, low-impact pocket park could be developed along with the South End Drainage project on one of the FEMA Buyout properties.
- The Bridge Street FEMA Buyout property could be developed with low-impact parking, kiosk, trailhead and other creek access facilities.
- At least some landowners are open to discussion of use of Creekside lands for trail development.
- Other properties may be available to promote creek access.
- WiFi facilities could be made available for Main Street and at Fox Creek Park.
- Improve the informal trail recently placed under the Route 30 Bridge to connect the Fox Creek Park and Lily Park so that it can withstand high water in Fox Creek.
- Work with the New York Power Authority to explore feasibility of controlled releases of water.

Infrastructure (I.E. Water Supply, Sewage Disposal, Solid Waste Disposal, and Transportation Systems)

Water Supply: The Village water supply and treatment system consists of two (2) Springs, a Raw Water Holding Pond, and a Filter Plant with a capacity of 250,000 gpd. The distribution system includes a 500,000-gallon storage tank and approximately 42,000 LF of distribution main.

Current (2015) Average and Maximum Day Demand is 140,000 gpd. Therefore, significant capacity exists to meet new water demands within the Village.

Currently, water service exists adjacent to waterfront areas. At Fox Creek Park, a 2" water service extends to the center of the Park small, within about 200 ft. of Fox Creek. At Bridge St., a water main extends to within 450 ft. of the Schoharie Creek. At Fort Rd., an existing main extends to within 500 ft. of the Lilies of the Valley Park and within 600 ft. of the Fox Creek. However, please note that the new water main for the potential Public Safety Facility will bring a new water main past the entrance to the Lilies of the Valley Park.

Sewage System: The Village wastewater treatment system consists of an extended aeration treatment plant with a 325,000 gpd permitted capacity on a high monthly average basis. The wastewater collection system includes approximately 32,000 LF of gravity collection sewers and one (1) small pump station on Fair St that includes 100 LF of forcemain.

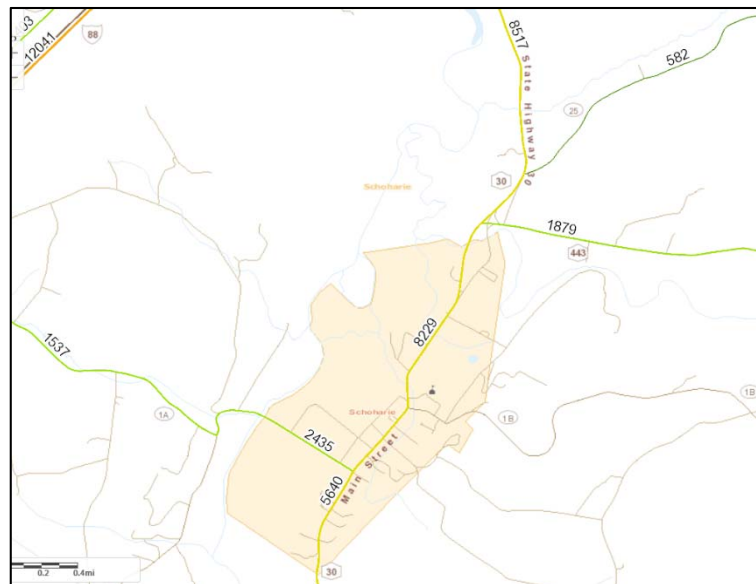
Current (2015) High Monthly Average Flow is 150,000 gpd. Therefore, significant capacity exists to serve new locations within the Village.

Currently, sewer service exists reasonably close to waterfront areas. At Fox Creek Park, a gravity collection sewer is located approximately 1400 LF from the center of the Park. Due to the fact that the Park is a low-lying area, a small grinder pump station and force main would be needed to provide sewer service to this area. Fox Creek Park has a septic system currently in place for the Little League facility.

At Bridge St., a gravity collection sewer exists about 450 LF from the Schoharie Creek. As with Fox Creek Park, due to low lying elevations, it is likely that a grinder pump station will be needed to serve this area. At Fort Rd., an existing gravity collection sewer extends to within 600 ft. of the Lilies of the Valley Park and within 725 ft. of the Fox Creek. Due to low lying elevations, it is likely that a grinder pump station will also be needed to serve this area. However, please note that the new sanitary sewer service for the potential Public Safety Facility will bring a new sanitary sewer force main past the entrance to the Lilies of the Valley Park. This new force main near the Lilies Park could be accessed by using a grinder pump system similar to what would be needed at Fox Creek Park.

Transportation: State Route 30 is the principal transportation corridor in the Village. Bridge Street (County Route 1A) is a well-traveled route from the Village west to Cobleskill. State Route 443, traveling east from Route 30 just north of the Village is a major connection from the Schoharie area to Altamont and the Capital District Hilltowns of Knox and Berne.

Traffic counts have remained stable to slightly higher over the past five years on the major roads to and from Schoharie. Average Annual Daily Traffic counts from the Route 30/30A intersection to the Village of Schoharie line was 8517 vehicles in 2013 (See Figure). Through the Village it was 8229 vehicles on Route 30, and south of the Village, it was 5640 vehicles. There were 2435 vehicles along Bridge Street within the Village boundary and 1537 outside the Village boundary. There is public transportation available through the County system, but it is mostly within in the County and limited to the rest of the Capital District.



Wifi/Internet/Cell Service

According to the New York State Broadband map (www.broadbandmap.ny.gov), the Village of Schoharie is served by Middleburgh Telephone (wired services), Time Warner Cable, AT+T and Verizon Wireless. About 1/3 of the Village has Sprint wireless service. No fiber optics are available in the Village.

Although these services are available, the wireless services can be intermittent depending on where in the Village one is. Current AT+T service is variable and not strong at the Schoharie Central School campus and that has been identified as an issue for the school. No WiFi services are available for Main Street and that has been identified as a limitation for economic development.

Issues

- Lack of fiber optic service
- Weak wireless service
- Lack of WiFi for Main Street businesses for economic development
- Lack of wider-scale public transportation

Opportunities

- Strengthen wireless services so that visitors and recreational users in the Village have adequate service
- Provide for WiFi services on Main Street to provide additional economic development infrastructure

Historic Resources, National Register Sites and Districts, Locally Designated Resources, Archaeological Resources

National and State Historic Registers:

Numerous buildings and areas are listed as historic buildings or districts in the village. National Historic Districts include:

- Old Stone Fort Complex Historic District
- Schoharie Valley Railroad Complex Historic District
- St. Paul's Lutheran Church Historic District (including Cemetery)
- Schoharie County Courthouse Complex Historic District
- Lasell DAR Historic District

Buildings included on the State and National Historic Register include:

- Old Stone Fort and Lower Fort
- St. Paul's Lutheran Church
- Schoharie Cemetery
- Schoharie County Court House
- Schoharie County Clerk's Office Building
- Lasell Hall (DAR Building)
- Mary Beatrice Cushing Memorial Library

Numerous other structures are included on the State Historic Preservation Office database as being eligible for listing. Several others have undetermined status at this time.

Cultural and Historic Resources Inventory: As part of the profile work for this LWRP project, the Village Board of Trustees of Schoharie has embarked on a reconnaissance level inventory of historic structures in the Village. With support from the Preservation League of New York, funding has been acquired to complete a full inventory to identify, describe, and collect data on all historic resources in the Village. That work was initiated in the Fall of 2015 and a summary of those results are in Appendix D of this plan. This inventory will provide identify and provide information needed to aid future listing of other structures on the State or National District Registers, and in the potential designation of any additional historic districts in the future.

Issues

- There is a lack of signage, marketing, and recognition of historic resources.
- Additional historic resources exist in the village that could benefit from national and state historic district listing.
- Lack of historic district listing means landowners can't take advantage of historic tax credits that are available.
- There is a lack of knowledge or understanding of the historic district program.

Opportunities

- The Village can promote additional state and national historic district listings by individuals.
- The Village can promote creation of a historic district to protect historic resources and to promote heritage tourism activities in the Village.
- Sidewalks and new pathways can link the recreational and cultural resources, businesses and historic structures together to benefit the community.
- The Schoharie Central School can take advantage of the historic resources in the Village to support their curriculum.
- Fully implement the proposed Schoharie Historic Walking Tour.

Scenic Resources

Scenic Locations from the Village: Scenic resources in the Village include both the natural and the built environment. Most locations within the Village are scenic given the traditional neighborhoods, Main Street, and numerous historic structures found throughout the Village. Schoharie is highly regarded for its visual community character as well as for the beauty of the valley. Scenic resources and community character have long been considered and planned for by the community. The Village's first comprehensive plan in the 1960's has scenic beauty as a significant feature to maintain and plan for. In addition to the general scenic beauty of the Village and the Schoharie valley, the following locations have been identified in particular:

- Views of the 'Cliffs' of Terrace Mountain from Letterman Lane
- Views of the cliffs at eastern village boundary
- Fair Street and Bridge Street looking north and south to the Schoharie Valley across the agricultural fields
- Views from bridge on Bridge Street looking north and south along the Schoharie Creek
- Views from Lasell Park looking over the Village and the Valley

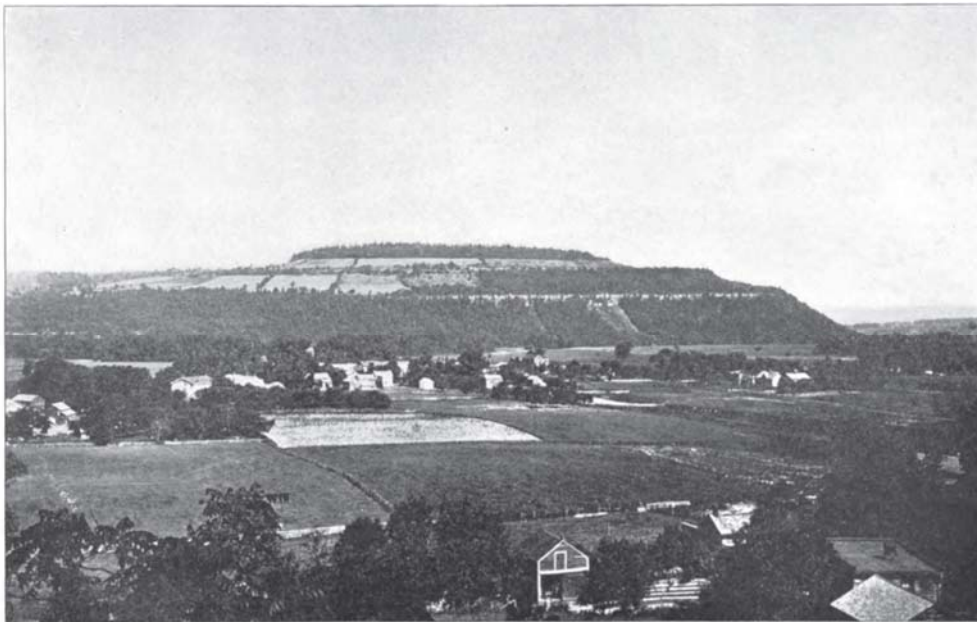
- Views south, from the FEMA Buyout property on Rainbow Lane
- Old Stone Fort from Route 30 and from Fort Road
- Covered Bridge from the end of Fort Road
- End of Fort Road looking towards the Tory Tavern
- The Old Stone Fort Cemetery 'Sledding Hill'
- Route 30 bridge looking east to the Covered Bridge
- Upper portion of the Schoharie Cemetery
- Route 30 pull-off at 'The Rocks' (now with trees grown up, but with a significant view of the Village and Valley)

Issues

- Some historic viewpoints areas are overgrown (Lasell Park, southern end of Route 30/Village line (The Rocks)).
- There is limited visual access to the Schoharie Creek.
- The beauty of the Village setting in the Schoharie Valley is not marketed or promoted enough.

Opportunities

- Create trails along the creek to offer visual access to the waterfront.
- Conduct strategic brush clearing and tree pruning at "the Rocks".
- Include opportunities for viewing and recognition of those views from the FEMA Buyout properties.
- Promote the beauty of the valley and Village in all brochures, websites, and signs.



West hill or Terrace mountain from Lasell park. Schoharie valley in the foreground

Figure 8: Phot of Terrace Mountain as seen from Lasell Park.

Water Quality (Point and Nonpoint Sources)

Overview. Generally, the water quality in the portion of the Schoharie Creek in the Village is good. The portion of the Schoharie Creek in and around the Village of Schoharie is classified as a Class C water by New York State. Water quality is considered to have minor impacts due to silt/sedimentation and streambank erosion. The habitat and hydrology of the streams are known to be stressed in some locations. Sedimentation and lack of a well-developed riparian area of natural vegetation along the creek are considered to be contributors to nonpoint sources of pollution. The Fox Creek and the minor tributaries to the Schoharie Creek are not on any NYS Priority Water List and are not known to have any known water quality impacts.

According to water quality reports from DEC, “natural resources (fishery) habitat in Lower Schoharie Creek is affected by hydrologic modification and silt and sediment loadings. Much of the impact is a result of the operation of the upstream water supply reservoirs. Stream flow is significantly influenced by operation of the Schoharie Reservoir. Flow from the reservoir is restricted when the dam is not spilling. The lack of flow is a particular problem during the summer when low flow and resulting increase in water temperature affect the fishery. The creek flows through an intensive agricultural (vegetables, grain and silage) valley. These activities contribute sediment loads to the creek. The fluctuating water levels also exacerbate streambank erosion and sediment loadings. Gravel beds are exposed during low flow, but during spring runoff and other high flow events low lying agricultural fields are flooded. During high flows, the creek becomes quite turbid. “(Schoharie County SWCD/WQCC, April 2002):

The stream classification for Fox Creek at this reach is (A) to (B) which designates a drinking water source (Schoharie), to (B) which indicates a best usage for swimming and other contact recreation, but not for drinking water (DEC 2004). A report done by the Schoharie County Soil and Water Conservation District for a local landowner for the area of the Fox Creek where it bounds the Village of Schoharie indicated several areas where bank erosion was taking place and where bank stabilization, bank shaping, or re-vegetation would be important streambank management practices to consider. Given that the Fox Creek is a (B) class stream, any disturbance to the bed and banks within this stretch of Fox Creek is going to require permits from both the US Army Corps of Engineers, and the New York State Dept. of Environmental Conservation.

There are many resources and organizations available to support stream-related assets in the Village. These include the Schoharie County Soil and Water Conservation District, Schoharie County programs, the Schoharie County River Center, Schoharie Central School (Agriculture and wildlife education courses), SUNY Cobleskill (Fish and Wildlife education degrees), Schoharie County Conservation Association, and others.

Nonpoint Sources. Nonpoint sources of pollution within the Village come mainly from agricultural and stormwater runoff. Beyond the village, agricultural and stormwater runoff remain the primary source of nonpoint water pollution.

Point Sources. There are no point sources of pollution in the Village of Schoharie.

Issues

- Streambank erosion
- Low water flow or inconsistent water flow

Opportunities

- Streambank restoration projects that improve habitat and reduce erosion.

- Open up Fox Creek to swimming opportunities even with a small swimming hole.
- Coordinate more programming with the Schoharie River Center, SUNY Cobleskill, Schoharie High School, and the Soil and Water Conservation District.

Natural Resources (Topography, Geology, Soils, Flooding and Erosion)

The topography in Schoharie ranges from about 600' to over 700'. It has been largely influenced by past glaciers and the formation of the Schoharie and Fox creeks. Schoharie is part of the glaciated Allegheny Plateau. Significant areas of limestone geology exist in and around the Village. Numerous caves, sink holes, sinking streams, and other karst features can be found nearby in the towns of Schoharie and Wright.

A large portion of land in the Village has the flat topography typical of a floodplain. However, steep slopes and cliffs dominate the eastern and western boundary of the Village. The eastern boundary of the Village is a steep rock escarpment rising from 600' to about 780'. The cliffs have formed because they consist of Manlius and Coeymans limestones which are more resistant to erosion. These cliffs are also where the mining takes place both within the Village and to the south in the towns of Schoharie and Middleburgh. Valley soils are very fertile and well drained but are subject to flooding.

Issues

- Repeated flooding of the Schoharie and Fox Creeks
- Mining activities in the limestone cliffs and expansion of mining in and near the Village.

Opportunities

- Development of zoning regulations that allow for more land uses within the Village that are also compatible with the floodplain.
- Streambank enhancements could stabilize banks, reduce erosion, and improve habitats.

Significant Fish and Wildlife Habitats

Schoharie Creek flows for 86 miles through three counties before entering the Mohawk River at the Village of Fort Hunter. The upper 27 miles above Schoharie Reservoir, all in Greene County, are considered trout water, with a fish barrier dam at mile 60. Below the reservoir, Schoharie Creek is considered warm water with bass and walleye. Wild trout exist throughout the Greene County portion of Schoharie Creek, but are not abundant except for the headwaters: the upper 4 miles of the stream. Many of the small tributaries contain brook trout. Upper reaches of the Schoharie Creek from Prattsville are stocked with brown trout on an annual basis. However, no fish stocking occurs within the Village of Schoharie boundaries or vicinity.

There are no DEC identified critical or rare habitats within the Village of Schoharie. A 2006 through 2009 survey by the Schoharie County Soil and Water Conservation District identified the following fish species in the Fox and Schoharie Creeks. (These are not necessarily found in the Village sections of the Creek.)

Fox Creek:

Sunfish Family	Cutlip Minnow	Common Shiner
Rosyface Shiner	Spotfin Shiner	Bluntnose Minnow
Eastern Blacknose Dace	Longnose Dace	Creek Chub
Fallfish	White Sucker	Rock Bass

July 2016

Bluegill
Rainbow Darter
Logperch

Smallmouth Bass
Fantail Darter
Walleye

Greenside Darter
Tessellated Darter

Schoharie Creek

Emerald Shiner
Rosyface Shiner
Fathead Minnow
Creek Chub
White Sucker
Brown Bullhead
Rock Bass
Bluegill
Greenside Darter
Yellow Perch
Slimy Sculpin

Bridle Shiner
Spotfin Shiner
Eastern Blacknose Dace
Fallfish
Northern Hog Sucker
Margined Madtom
Redbreast Sunfish
Smallmouth Bass
Fantail Darter
Logperch

Common Shiner
Bluntnose Minnow
Longnose Dace
Longnose Sucker
Shorthead Redhorse
Brook Stickleback
Pumpkinseed
Largemouth Bass
Tessellated Darter
Walleye

The game species that have the highest economic value from a recreational standpoint are:

Brown Trout
Sm Mouth Bass
Lg. Mouth Bass
Brown Bullhead

Brook Trout
Yellow Perch
Rainbow trout

Walleye
Bluegill or Pumpkinseed
Rock Bass

Fishing is allowed on Schoharie Creek from the Schoharie Reservoir downstream from the 3rd Saturday in June through November 30. The minimum allowed length is 10 inches with a daily limit of 5. From December 1 through the beginning of the regular fishing season, DEC has set a catch and release with artificial lures only requirement.

Issues

- Limited public access to the Creek limits fishing opportunities.
- Low and fluctuating water flows affect stream ecology and fisheries.
- Along the Village portion of the Schoharie Creek, shallow conditions and warm water limits habitats for trout.

Opportunities

- Provide enhanced educational materials about fishing, the fisheries, and stream ecology. Partner with the Schoharie River Center to accomplish this.
- Additional access from trails, stream banks and docks will enhance appreciation and recreational use of the creeks for fishing and bird watching. Local businesses could be enhanced through offering fishing equipment, canoe or kayak rental, bird watching trips, etc.
- The Schoharie Central School can take advantage of creek resources in the Village to support their curriculum and to partner with the Schoharie River Center.

Important Agricultural Lands

Approximately 467 acres of land in the Village of Schoharie (44%) is used for agricultural purposes. These include almost all the lands located within the 100-year floodplain of the Schoharie Creek. While these lands are not included in a Certified New York State Agricultural District, they are very productive farmlands critical to the regional farm economy and they also contribute to the unique character of the Village. Farmlands are currently used for corn, hay and nursery crops. Historically, valley lands were dominated by hops. There is not a well-developed riparian area along the creek that serves to slow and absorb floodwaters and filter sediments and pollutants.

Issues

- There is currently limited access through these lands to the Schoharie Creek and the large expanse of land between the developed portion of the Village and the Creek removes the waterfront as more of an integral part of the Village landscape and economy.
- Agricultural lands occupy most of the floodplain areas of the Schoharie Creek. This is beneficial in that development in these vulnerable areas is limited, but agricultural activities can contribute to sedimentation of the Creek.
- Agricultural activities come close to the stream bank due to a lack of well-developed riparian areas along the creek

Opportunities

- The abundance of agricultural land uses has maintained large areas of open space and rural landscapes. Schoharie could promote this agricultural aspect better through zoning changes that would allow for a variety of ag-related businesses such as wineries, distilleries, breweries, etc.
- Local businesses on Main Street should take advantage of the creek and the agricultural lands better through promotion of local foods, the Schoharie Beverage Trail, and the Cuisine Trail. There are opportunities to partner with SUNY Cobleskill in each of these ventures.
- Agriculture is a land use that is an appropriate one for a floodplain area.
- Tree and other vegetation could be planted or allowed to grow in an expanded area along the streambank to improve the ecology of the stream.
- There are opportunities to increase public access to the creek without negatively affecting the ability to continue farming these areas.
- Coordinate with Cornell Cooperative Extension, SUNY Cobleskill agriculture programs, Schoharie High School FFA and agriculture courses, tourism efforts such as the Schoharie County Beverage Trail, and others.

Environmental Issues (Hazardous Waste Sites, Solid Waste, Etc.)

There are no hazardous waste sites or solid waste disposal areas located within the Village of Schoharie.

Regional Setting and Community Characteristics

Demographics: The 2010 US Census and the estimates for the 2013 American Community Survey offer data that characterizes the demographics of the Village of Schoharie⁸. The long-term effects of the 2011 flooding from Hurricane Irene have deeply affected the Village. It has been experiencing a decline in

⁸ Note that the American Community Survey is an estimate only and the margin of error for data in the Village of Schoharie is large – over 177% margin of error for some data. Thus, caution must be exercised when using this estimated data to fully characterize the demographic trends in the Village.

population, an increase in median age, a decrease in the number of school-aged children, an increased vacancy rate, an increased number of housing units used as rentals instead of owner-occupied units, increases in the number of low/moderate income households, and decreasing income levels of residents over the past few years (See Table). Both the Town of Schoharie and Schoharie County have experienced similar declines. The data indicate that the Village has not recovered.

Demographic	2010	2013 ACS* Estimate	2014 ACS* Estimate Where Available
# of low/moderate income households	52.7%	65.8%	NA
Population	922	900	855
Population aged 19 years or younger	16.3%	10.7%	7.4%
Population aged over 65 years	21.1%	29.2%	25.6%
Median Age	52.5 years	46.3 years	53.2 years
Total Housing Units	482	544	511
Occupied Housing Units	437 (90.7%)	446 (82%)	NA
Vacant Housing Units	45	98	NA
Owner Occupied Housing Units	50.8%	54%	NA
Renter Occupied Housing Units	39.8%	46%	NA
Median Gross Rent	\$665	\$777	NA
Median Home Value	\$153,200	\$138,800	NA
Median Household Income	\$49,643	\$35,139	NA
Median Family Income	\$80,156	\$79,375	NA
Per Capita Income	\$28,258	\$28,364	NA
Poverty Rate of All People	7.9%	10.4%	NA
Gross Rent that is >30% of Household Income	43%	41%	NA

ACS- The American Community Survey is an estimate of census data collected by the US Census Bureau. Not all data is available for 2014. Some of these estimates have a high degree of potential error and are not actual counts. Actual figures may vary considerably from these estimates.

Issues

- The demographic trends show the challenges that Schoharie faces:
 - Schoharie has lost population.
 - There has been a decline in the number of young residents and an increase in the number of senior citizens.
 - The number of vacant houses (including rentals) has increased, due to Hurricane Irene and re-habilitation of some structures has been slow.
 - Rents are increasing and incomes of households decreasing.

Opportunities

- Increased recreational opportunities and access to the waterfront will add a new dimension to the Village that will enhance the quality of life and attractiveness of the Village.
- Provision of recreational facilities for young children will attract more families to the Village.

Navigation and Dredging Issues

The Schoharie Creek and Fox Creek are only navigable by small canoe and kayak due to their shallow depths. During dry conditions, some sections of the creeks are not navigable.

Issues

- The creek is hard to navigate due to inconsistent water flows and shallowness.

Opportunities

- With adequate signage, education, and promotion, navigation issues could be overcome so that visitors to the creek know ahead of time local conditions to adequately plan for their trip down the creek.
- Creation of a small swimming hole at the Fox Creek Park may be feasible through minor dredging combined with stream restoration work.

Summary of Public input and Findings

Building on the Long-Term Recovery Plan and NY Rising Public Input

The community has been very engaged in revitalization efforts since the 2011 flooding from Hurricane Irene. Public input gained from the long-term community recovery planning effort and the New York Rising planning process offer much insight into the vision and goals for the waterfront, recreation and economic development. This Waterfront Recreational Assets plan builds on the public input from those 2013 – 2015 efforts.

Relevant features learned from these previous planning efforts to be incorporated into this plan are:

- Recreational-oriented businesses were considered to be very important by 36% of the survey participants and somewhat important by 46%
- 47% felt that the quality of recreational opportunities in the Village were fair, 41% said they were poor, and only 8% said they were good
- Better connections to the creeks for boating were needed along with increased fishing opportunities
- Trails for biking and hiking were the most frequently mentioned recreational need along with a playground for young children
- Promotion of outdoor oriented recreational opportunities was an important part of the vision residents have for the Village

First Public Workshop

During June 2015, the general public was invited to a workshop to discuss the project and identify recreation, waterfront and related revitalization needs and vision. The following summarizes the input received from the public:

Needs

- Lack of physical and visual access to the creeks
- Bike and hike trails
- Basketball court(s) and Tennis court(s)
- Skateboarding/Rollerblade park
- Dog-park with doggie bag station
- Playground for small children
- Youth-oriented facilities
- Indoor playground
- Access for fly fishing
- Bike racks
- Cross-Country Skiing locations
- Upgrades at Fox Creek Park including landscaping, trails, swimming hole
- Signage showing mileage for walkers
- General signage and wayfinding improvements
- Marketing existing parks better

- buyout parcels
- Sidewalk expansions
- Evening-time dining opportunities, café, and places for evening entertainment – music, artistic events, etc

Opportunities

- Can county parking lot be used for public? Lighted for night activities?
- Tie in agriculture - Farmers' Market and Antiques – covered stalls (Old firehouse, pavilion?)
- Place Pavilion or playground at old Firehouse on Grand St. (if building has to come down)
- Promote big events that capitalize on seasons, with a theme (weekend-long events) - Festivals
- Creekside trail for multi-users including horseback riding
- Rail trail
- Use of the old firehouse location as a park and greenspace
- Pocket parks for beautification at FEMA
- Use a Kickstarter campaign to raise money
- Offer multiple types of tours, using GPS points and link to old photos
- ID coordinates with GPS markers (e.g, stone markers with GPS info)
- Offer bike rentals (automated, or shared) and bike tours
- Marketing is important, especially to local residents
- Create pamphlets showing public access
- Use I-88 as a marketing tool – 88 reasons to visit Schoharie County
- Historic walking tour

Comments about Fox Creek Park

- Ice skating there is a great benefit
- Walk under the Route 30 bridge to connect Fox Creek and Lily Park
- Place stairs at stream bank to access creek
- Good place for a dedicated kayak launch spot
- Expand to offer volleyball
- Have a band stand
- Provide restrooms
- Provide Wi-Fi Services there
- Include a business Kiosk there so people can go to Main Street
- Offer opportunity for businesses (temporary/seasonal) to bring seasonal rentals for boats, food and beverage
- Develop more trails and paths
- Provide Frisbee golf course and fitness course around ball field
- Use part of the area for passive solar

Comments about the FEMA Buyout Parcels

- Bridge Street parcel could be good for parking to access Schoharie Creek
- Include a dog park (on drainage project parcels)
- Playground, swing set
- Connect with sidewalks
- Pocket Park amenities

Opportunities to Link Recreational Amenities Together

- Use hard gravel path that bikes, walkers, horses can use
- Integrate into the proposed County trail
- Incorporate the GPS project with SALT/Lillian Caza
- Extend sidewalk from Poorman's and across Route 30 to Grandpa George's with crosswalk
- Extend sidewalk by Poorman's to Fox Creek Park
- Create path under bridge to Lily Park, loop from Grandpa George side
- Extend sidewalk from Bridge Street to the bridge, and along Orchard Street
- Walkway on the bridge
- Acquire Morcelino property for access
- Map the old railroad line, partially owned by National Grid
- Use Letterman Lane (Road behind sewer plant) with link back to Fox Creek Park
- Sidewalks both sides of Route 30, with crosswalks
- Sidewalks by Library
- Connect pool to Lasell Park and Palatine House
- Depot Lane – extend to creek
- Create easy bike access to downtown
- Form a loop using all these existing and additional connections

Statewide snowmobile system

- Better incorporate the state snowmobile trail. A local snowmobile club has State funded trails through the village. Snowmobilers need: Access to services, gas, food, restrooms. It could be an opportunity for small businesses. Currently one can't access the Village's downtown. Fox creek Park could be a place for parking, with shuttle to downtown, food

Other Concerns Raised

- About who will maintain improvements, who will pick up garbage
- About liability
- We want to avoid suburbanization; do not want to see a lot of development
- Currently access to Fox Creek is posted, with no access along Waterbury Road

Second Public Meeting

A second public was held on March 14, 2016 to present the inventory of resources, vision and goals, and concept maps to the public. As a result of this meeting, the concept plans for the priority projects were fine-tuned to located trails in locations where landowners have given conceptual approval for them, and amenities included in the concept plans were adjusted to meet community needs such as adding fencing or buffers between the park and adjacent residences.

Third Public Meeting

A final public meeting was held June 2016 to present the full draft report and concept plans for priority projects and to gain feedback. This meeting resulted in updates to the Fire House Park to ensure adequate buffering of neighbors, and repositioning of the loop trail on the Schoharie Land Trust Island to ensure low impacts. It also resulted in a new concept plan for enhancements at Lasell Park.

Appendix A: Maps

The following maps support the waterfront revitalization efforts and priority projects proposed in this Plan:

Waterfront Revitalization Area Boundary

Recreational Resource Inventory

Future Connections

Property Class

Land Use Areas - Zoning

Historic Resources

Flood Hazards

Wetlands and Steep Slopes

Aerial Photograph

Land Cover

Conceptual Zoning Map

Appendix B: Zoning Audit to Identify Changes to Support Waterfront Revitalization and Recreational Plan

In the Ag District and outside the floodway area, the following uses are allowed:

- Agriculture
- Single Family Residences at a density of 1 dwelling per 40,000 square feet; all major subdivisions required to be designed using the Conservation Subdivision design with lots designed in a village/hamlet style. For other building or minor subdivisions, building envelopes are regulated to preserve the maximum amount of open space and placement of structures in a manner most suitable to address flooding issues.
- Educational, Charitable, Religious
- Public Building/Institution
- Bed and Breakfast Inns
- Home Based businesses
- Antique Sales
- Office
- Restaurant
- Nursing Home
- Cemetery
- Open space and parks

The Village also has adopted Local Law #1 of 2004 regulating development in the floodplain of the Schoharie and Fox Creek. The floodplain law regulates development within the floodway and establishes development standards designed to minimize flood damage.

In relation to recreational use and positive economic connections with the creeks, the zoning law currently does not require or encourage waterfront related uses and does not have provisions to encourage or require public access when development does take place.

Other zoning provisions that may be relevant to waterfront, recreation, cultural resources and community character include the following:

- The Zoning designates a local historic overlay district along Fort Road at the Old Stone Fort Museum complex.
- Commercial design standards exist to ensure that new development is consistent with the character of the district and the Village.
- Zoning allows for creation of a Planned Development Area to allow for creative approaches to development of land, provide an efficient and desirable use of open land, promote mixed land uses, and ensure a desirable living and working environment in the Village.

The following is an audit of the current Village of Schoharie Land Use law. The primary purpose of the audit is to identify sections of the law that need to be updated, enhanced or changed to address meeting the vision, goals, issues and needs as outlined in this Plan. This audit could serve as a 'checklist'

for the Village to follow in a future land use law update. Comments correlate to the different chapters, in order of presentation, as found in the Land Use Law.

1. The purpose statements should be updated to reflect additional goals of the Village related to appropriate use of lands for recreational purposes in a manner which also preserves the intrinsic character of the Village and to promote waterfront uses that benefit both the health of residents, and improves the economic sustainability of Schoharie.
2. The Agricultural District can be amended to create the three districts as described and shown in this plan. Chapter 2 (Identification of Land Use Areas) should be updated to include these districts, along with their goals and purposes. Further, the use table should be updated to allow for other commercial uses that are water-enhanced uses, value-added agricultural operations, or other recreation-based commercial operations that would be consistent with the comprehensive plan and benefit economic development in the Village.
3. The Table of Uses should be updated to reflect the three new zoning districts (waterfront, floodway/agriculture, and agriculture) as proposed in this Plan. Include a new section that appropriate provides development standards for campgrounds, and other recreational uses in the Village as recommended in this plan.
4. Regulations and procedures related to the offering of density bonuses should be updated to be in conformance with 7-703 of State Village Law. Maintain the bonus when an applicant provides for public access to the Schoharie or Fox Creek. Consider providing additional density bonuses for development in the floodplain when innovative floodproofing or other sustainable practices are proposed (such as LEED standards). Density bonuses could also be offered for senior housing, use of traditional neighborhood designs, and mixed uses in the central business district.
5. The Density and Dimensional Tables should be updated to include standards as recommended for the three new zoning districts as proposed in this Plan. Further, the lot dimensions should be evaluated and adjusted to be consistent with existing lots in the Village. The 100' maximum road frontage may be too restrictive.
6. The section on floodplain development should be updated to at least include reference to Local Law #1 of 2004, which governs all development in the floodplain. Additional development standards that constitute best management practices for development in the floodplain should also be included.
7. Review the multi-family/mixed use overlay district to ensure its location is consistent with meeting Village needs, and that adequate density is allowed for so as to make such development feasible and practical in the Village. Consider changing this to be a multi-family overlay only and not a mixed use district so that residential neighborhoods are preserved. Mixed uses should be targeted to commercial

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areas in the Village. Consider making the area around the old Picture Perfect site as an area acceptable for commercial and mixed use/multi-family location.

8. Update the supplemental regulations to include the development standards for the three new zoning districts as recommended in this Plan.

9. Update the law to address LED signs and the lighting of signs.

10. Update the Performance Standards for Certain Agricultural Uses to reflect that there are no NYS Certified Agricultural Districts within the Village.

11. Update the law to address solar panels and solar farms.

12. Work with the Code Enforcement Officer to identify needed updates to provide for effective enforcement procedures.

13. Review, and update where necessary definitions. Each land use allowed in the Use Table should be defined. Include other waterfront, floodplain, and recreational use terms.

14. Address the use of cul-de-sacs, especially in light of the flooding in the Village and the need to have adequate access.

15. Address uses not anticipated when the original law was developed including use of portable storage devices (PODS), solar facilities, wind turbines, and outside wood furnaces.

16. Zoning should address safety issues as identified by Planning Board.

Appendix C: Model Waterfront, Floodplain/Agriculture, and Agriculture Land Use Area Regulations

Waterfront Land Use Area

A. Purpose and intent.

(1) The intent of the Waterfront Land Use Area is to maintain the natural functioning of the floodway of the Schoharie Creek and maintain a green, largely undeveloped corridor along much of the Village's waterfront, and to provide a consistent level of protection of the visual and environmental resources within this corridor.

(2) The existing vegetation and future natural vegetation along the Schoharie Creek in this land use area is effective in creating a natural experience for waterfront land owners, small craft boaters, pedestrians, and other waterfront users. In addition, the Village recognizes that a vegetative buffer reduces the velocity and volume of stormwater runoff entering the Creek, increases infiltration, decreases erosion, and protects water quality. Vegetation filters out pollutants, including nutrients from fertilizers used on agricultural fields nearby. Therefore, protection of the Schoharie Creek waterfront is critical to its users as well as its ecology.

(3) The specific purposes of this land use area include the following:

- (a) To preserve natural, scenic, and environmental conditions along the Schoharie Creek.
- (b) To preserve open space, woodlands and other green space along the Creek.
- (c) To encourage compatible land uses along the Schoharie Creek.
- (d) To regulate uses and structures along the Schoharie Creek to avoid increased erosion and sedimentation.
- (e) To protect areas of significant environmental sensitivity that should not be intensely developed.
- (f) To allow reasonable uses of lands while directing more intense development to the most appropriate areas of the parcel and community.

B. Permitted uses; prohibited uses.

(1) Table 2-6.1 details all permitted uses for this land use area. Agricultural activities, along with trails, landings, docks, transient recreational open space uses, and transient camping activities are specially permitted uses in this land use area. All uses shall meet the requirements of Local Law #1 of 2004 (Flood Prevention), and all uses except for agricultural crops shall require a special use permit and site plan review from the Planning Board prior to construction.

(2) Pursuant to 2-6.2, uses that are not mentioned in the Use table are prohibited. For clarity, the following uses, however, are specifically prohibited within the WF Land use area:

- (a) Junkyards and solid waste disposal or processing facilities.
- (b) Mineral extraction or surface mining.
- (c) Freight or truck terminals.
- (d) Bulk fuel storage.
- (e) Bulk industrial chemical storage or processing.

- (f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.
- (g) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation buffer. The vegetation buffer shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.
- (h) Floatable buildings (not including docks).

C. WF Development regulations.

(1) Riparian area vegetated buffer. Where currently existing as of the date of adoption of this local law, riparian areas shall be maintained with a natural vegetation strip on each parcel or lot within the WF. Removal of vegetation in the WF shall require a special permit in accordance with the following requirements:

- (a) No clear-cutting shall be allowed.
- (b) The vegetation strip may be selectively thinned but no more than 35% of the number of trees six inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period.
- (c) Existing soil and organic matter shall not be altered or disturbed within the WF except in connection with an activity otherwise permitted.
- (d) No structures shall be permitted within the vegetation strip, with the exception of docks, boat ramps, bulkhead, pump houses, utilities, pervious walkways, and elevated walkways which provide reasonable access to the water. Park-related furnishings (benches, picnic tables, pavilions, refuse containers, trails, etc.) and vehicular parking areas shall be permitted, if associated with public recreation areas or public access to the Creek. Appurtenant parking areas should be made of pervious material and/or to the extent possible, placed outside of the WF land use area.
- (e) A significant goal of the WF is to re-form riparian vegetation along the creek. Where there is no preexisting natural vegetation at the time of adoption of this local law, any new development in this land use area that requires Planning Board approval pursuant to this section shall include a buffer that is a minimum of 75 feet in width as measured from the stream bank. Within this buffer, the Planning Board may require additional vegetation to be planted. The plant material should consist of indigenous trees and shrubs.
- (f) There shall be no placement of fill in the WF.

(2) Protection of water quality.

- (a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within the WF Land use area unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.
- (b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.

(4) Docks and water surface use.

- (a) Not more than one dock shall be permitted per parcel located within the WF.

- (b) Multiple boat slips may be clustered.
 - (c) Bulkhead docks or off-channel basins are preferred for permanent docking.
- (5) Agricultural activities.
- (a) Soil shall not be tilled within 50 feet of the streambank.

Floodway/Agriculture Land use area

A. Purpose and intent.

- (1) The intent of the Floodway/Agriculture (F/A) Land use area is to maintain the natural functioning of the floodway of the Schoharie Creek and to provide a consistent level of floodplain best management practices that minimize impacts to the creek and on flooding, and to minimize flood damage.
- (2) The specific purposes of the Floodway/Agriculture (F/A) land use area includes the following:
- (a) To preserve the natural functioning of the floodway along the Schoharie Creek.
 - (b) To encourage agriculture and agriculturally-related land uses and a low density of compatible land uses in the floodway along the Schoharie Creek.
 - (c) To recognize this as an areas of significant environmental sensitivity that should not be intensely developed.
 - (d) To allow reasonable uses of lands while directing more intense development to the most appropriate areas of the parcel and community.

B. Permitted uses; prohibited uses.

- (1) Table 2-6.1 details all permitted uses for this land use area. Agricultural activities, agritourism, brewery and distillery, single family dwellings, home-based businesses, farm-related and ag-businesses uses, transient recreational open space uses, recreational businesses, and transient camping activities are specially permitted uses in this land use area. All uses shall meet all requirements of Local Law #1 of 2004 (Flood Prevention), and all uses except for agricultural crops shall require a special use permit from the Planning Board prior to construction.
- (2) Pursuant to 2-6.2, uses that are not mentioned in the Use table are prohibited. For clarity, the following uses (but not limited to), however, are specifically prohibited within the F/A Land use area:
- (a) Junkyards and solid waste disposal or processing facilities.
 - (b) Mineral extraction or surface mining.
 - (c) Freight or truck terminals.
 - (d) Bulk fuel storage.
 - (e) Bulk industrial chemical storage or processing.
 - (f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.
 - (g) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation strip. The vegetation strip shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.

C. F/A Development regulations.

(1) All requirements of Local Law #1 of 2004 (Flood Damage Prevention) shall be met for all activities.

(2) Protection of water quality.

(a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within the F/A Land use area unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.

(b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.

(3) Agricultural activities.

(a) Activities related to crops including, but not limited to plowing, planting, fertilizing, spraying, and harvesting shall not require any permit or Planning Board review.

(b) All non-crop, ag-related uses as allowed in the Use Table (2-6.1) shall require site plan and special use permit approval by the Planning Board.

(4) Density of Development. The minimum lot size for any residential development shall be five acres. The maximum building coverage, including all buildings and impervious surfaces on the total parcel shall be 15%. All residential development proposed in the F/A shall require site plan approval by the Planning Board. The minimum lot size for any agriculturally-related business shall be 5 acres. All major subdivisions proposed in the F/A land use area shall be developed according to the Flexible Conservation Subdivision standards of Chapter 6-2.3 (D) of this local law. For large lots having land in both the F/A and A land use areas, the building envelopes shall be placed to the maximum extent outside the floodway area. Where residential construction is allowed in the F/A, the freeboard requirement shall be higher than the NYS minimum of 2 feet. All other dimensions of 2-7.1 and 6-2.3 (D) shall be met. A density bonus pursuant to 2-7.4 may be applied for developments that provide for public access to the Schoharie Creek.

(5) As part of any site plan and special use permit review process, the Planning Board shall consider all requirements pursuant to Chapter 5 (Site Plan Review) and Chapter 4 (Special Use Permits and the following:

(a) The adequacy of stormwater and drainage facilities.

(b) The adequacy of water supply and sewage disposal facilities.

(c) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

(d) Protection of scenic views and visual quality and character.

(e) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

(f) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.

(g) Special attention to the adequacy of structures, roadways and landscaping in relation to susceptibility to ponding, flooding and/or erosion.

- (h) Maximum avoidance of the destruction, damage or detrimental modification of or interference with natural, scenic, topographic or physical features of the site.
- (i) The extent to which structure height and dimensions are compatible with the site and the adjacent sites, and do not detract from the natural visual quality of the local area or region.

Agriculture Land use area

A. Purpose and intent.

- (1) The intent of the Agriculture (A) Land use area is to maintain the natural functioning of the floodplain of the Schoharie Creek and to provide a consistent level of floodplain best management practices that minimize impacts to the creek and on flooding, and to minimize flood damage. A further purpose of the A Land use area is to allow for agricultural activities to continue and a higher density of residential development.
- (2) The specific purposes of the Agriculture (A) land use area includes the following:
 - (a) To preserve the natural functioning of the floodplain along the Schoharie Creek.
 - (b) To encourage agriculture and agriculturally-related land uses and a higher density of compatible land uses in the floodplain along the Schoharie Creek.
 - (c) To recognize this area is within the 100-year floodplain and significant risks to flooding exist and that development must be conducted in a manner that minimizes risks and flood damage.
 - (d) To allow reasonable uses of lands that are compatible with the other purposes of the land use area.

B. Permitted uses; prohibited uses.

- (1) Table 2-6.1 details all permitted uses for this land use area. Agricultural activities, agri-tourism, brewery and distillery, single family dwellings, home-based businesses, farm-related and ag-businesses uses, transient recreational open space uses, recreational businesses, and transient camping activities are specially permitted uses in this land use area. All uses shall meet all requirements of Local Law #1 of 2004 (Flood Prevention), and all uses except for agricultural crops shall require a special use permit from the Planning Board prior to construction.
- (2) Pursuant to 2-6.2, uses that are not mentioned in the Use table are prohibited. For clarity, the following uses, however, are specifically prohibited within the A Land Use Area:
 - (a) Junkyards and solid waste disposal or processing facilities.
 - (b) Mineral extraction or surface mining.
 - (c) Freight or truck terminals.
 - (d) Bulk fuel storage.
 - (e) Bulk industrial chemical storage or processing.
 - (f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.
 - (g) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation strip. The vegetation strip shall not contain

commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.

C. A Land use area Development regulations.

- (1) All requirements of Local Law #1 of 2004 (Flood Damage Prevention) shall be met for all activities.
- (2) Protection of water quality.
 - (a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within the A Land use area unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.
 - (b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.
- (3) Agricultural activities.
 - (a) Activities related to crops including, but not limited to plowing, planting, fertilizing, spraying, and harvesting shall not require any permit or Planning Board review.
 - (b) All non-crop, ag-related uses as allowed in the Use Table (2-6.1) shall require site plan and special use permit approval by the Planning Board.
- (4) Density of Development. There shall be a minimum lot size of ½ acre for each lot created in the A Land use area. The maximum building coverage of buildings on the total parcel shall be 20%. The minimum lot size for any agriculturally-related business shall be 5 acres. All major subdivisions proposed in the A land use area shall be developed according to the Flexible Conservation Subdivision standards of Chapter 6-2.3 (D) with homes developed using Village-style setbacks, yards, build-to lines, and other dimensions pursuant to Table 2-7.2 of this local law. All other dimensions of 2-7.1 and 6-2.3 (D) shall be met. All other requirements pursuant to 2-8.1 shall be met. A density bonus pursuant to 2-7.4 may be applied for developments that provide for public access to the Schoharie Creek.
- (5) As part of any site plan and special use permit review process, the Planning Board shall consider all requirements pursuant to Chapter 5 (Site Plan Review) and Chapter 4 (Special Use Permits) and the following:
 - (a) The adequacy of stormwater and drainage facilities.
 - (b) The adequacy of water supply and sewage disposal facilities.
 - (c) Protection of visual quality and character of the neighborhood.
 - (e) Protection of adjacent or neighboring properties against noise, glare, unsightliness, smoke and exhaust, or other objectionable features.
 - (f) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
 - (g) Special attention to the adequacy of structures, roadways and landscaping in relation to susceptibility to ponding, flooding and/or erosion.
 - (h) Maximum avoidance of the destruction, damage or detrimental modification of or interference with natural, scenic, topographic or physical features of the site.

- (i) The extent to which structure height and dimensions are compatible with the site and the adjacent sites, and do not detract from the natural visual quality of the local area or region.

Definitions

Agritourism - Activities conducted on a farm and offered to the public, or to invited groups, for the sale of agricultural products, education, recreation or active involvement in the farm operation. An agri-tourism activity may be secondary to the primary farm use on a property. Agri-tourism activities may be conducted in an accessory building or structure. Agri-tourism activities include, but are not limited to on-farm bed and breakfasts, farm stay programs, u-pick operations, and pumpkin patches, sales of agricultural products grown on-site including retail sales from a brewery or distillery.

Bulkhead Dock – a dock connected to a wall built parallel to the shoreline, usually near or at the high-water mark, to mitigate wave and current erosion of the uplands, and often used as a retaining wall to keep uplands from becoming submerged lands.

Clearcutting - A regeneration or harvest method that removes essentially all trees in a forested area. Clearcutting does not include the removal of trees, shrubs, and undergrowth for agricultural purposes or for preparation of a parcel for development.

Floodplain - Areas identified on the Flood Insurance Rate Map as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency.

Riparian Area - a land area found along streams, rivers, and lakes where a complex assemblage of plants and other organisms live in an environment adjacent to water. Without definitive boundaries, a riparian area may include stream banks, floodplain, and wetlands, forming a transitional zone between upland and aquatic habitat. Mainly linear in shape and extent, they are characterized by laterally flowing water that rises and falls frequently. These areas are habitats or ecosystems that are dependent on the existence of perennial, intermittent, or ephemeral surface or subsurface water drainage.

Transient Camping Activity - Any parcel of land on which are located two or more tents, shelters, recreational vehicles, or other accommodations of a design or character suitable for seasonal or

temporary living purposes, including a recreational vehicle camp, but not including a manufactured home park, boarding house, hotel or motel, bungalow colony, or permanent storage and use of any such accommodations. Tents, trailers, cabins, lean-to's, recreational vehicles or other similar structures used for temporarily housing workers shall not be considered a camping activity and are not allowed.

Transient Recreational Open Space Use - A use designed and equipped principally for the conduct of sports and leisure time activities conducted outside. Open space activities include but is not limited to ball fields, tennis and racquet courts, swimming, bike trails, hiking, playing fields, batting cages, driving ranges, and similar outdoor activities.

Vegetated Buffer - An undeveloped part of a property or an entire property specifically intended to separate and thus minimize the effects of a land use activity (e.g. noise, dust, visibility, glare, etc.) on natural features or adjacent properties. Natural vegetative covers existing within the buffer area shall be preserved as part of that buffer to the maximum extent practical. Along the Creek, a vegetated buffer is designed to conserve the areas immediately adjacent to the stream extending along both sides of a water course and any adjacent wetlands, floodplains or slopes.

Appendix D: Summary of Historic Inventory in the Village of Schoharie

As part of the resource inventory for this LWRP Recreation Assets Plan, a reconnaissance level historic resource survey was conducted in the Village of Schoharie. This effort was supported by a grant from the Preservation League of New York and conducted by historic resource consultant Jessie Ravage. A full report is available in the Village Hall, and all data has been recorded to the New York State Cultural Resource Inventory System (CRIS) at www.cris.parks.ny.gov. The following is a summary of historic conditions in the Village, prepared by Ms. Ravage.

Preliminary summary of Reconnaissance Level Historic Resources Survey of Village of Schoharie, Schoharie County, New York

A reconnaissance-level historic resources survey of all property within the municipal boundary of the Village of Schoharie was begun in December 2015 and will be completed in the summer of 2016. All field review and photography for the project is complete as of the first of June, and all properties within the boundary are logged in NYCRIS, the state database of cultural resources. The descriptive section of the survey report is drafted. The documents research required to prepare the historic narrative is collected and a chronology compiled.

The Village of Schoharie encompasses several individual properties and small districts previously listed in the National Register of Historic Places. These illustrate generally earlier preservation practice, where significance was assigned to “landmark” properties associated with high profile men and events. Thus, the 1743 Palatine German house, built as a Lutheran parsonage; the Old Fort Museum; the 1796 brick St. Paul’s Lutheran Church; and Lassall Hall are already listed. The Railroad Depot is also designated. Schoharie, however, offers a much larger sense of place than this comparatively small number of properties can convey. The present survey takes a broader view and attempts to delineate Schoharie’s historic development through an exploration of its current appearance.

Varying eras of Schoharie’s historic development are exemplified in different sections from the settlement period through the end of the historic period (ca.1965, as of this writing). While the following conclusions are preliminary, field survey and documents show that although the Village of Schoharie has lost some individual historic buildings and properties, it retains commercial and residential streetscapes exhibiting a generally high degree of historic integrity. These extend to the village limits in nearly all directions. Schoharie preserves a catalog of its domestic architecture spanning the socioeconomic range from worker housing associated with the large quarry on the east side of the village to large, well-appointed dwellings on Main Street.

Pockets of denser development within the village locate three hamlets, or dorfs, dating to the initial German settlement in the early 1700s. These are connected by Main Street (NY 30), which parallels the Schoharie Creek before it crosses Fox Creek at the north end of the village. The downtown commercial district centers on the most southerly of the hamlets. This area, known during the nineteenth century as Schoharie Court House, incorporates the third generation of county office buildings; an early bank; two hotels; two churches; a central school built on the site of an 1830s academy; commercial blocks; and an array of domestic buildings. Infill is limited to a second bank, two gas station/convenience stores, a firehouse, and a handful of dwelling houses. Bridge Street at the south end of this area runs west to the Schoharie Creek, where a crossing was built in 1813. While the creek could be forded, this bridge improved the village connection with points west in Otsego and Delaware counties.

The middle dorf was centered approximately on the present site of the Schoharie Depot, which is now a museum. This rail line enhanced the village's connection with main east-west trunk routes located farther north. The north hamlet, known historically as Foxdorf, incorporates the previously NR-listed Old Stone Fort Museum property, built as a church and used as a fortification during the Revolution. Each of the hamlet areas retains domestic buildings—mainly frame, mainly vernacular interpretations of styles popular from the 1790s through the 1870s. The spaces between the old “dorfs” feature a variety of residential infill dating from the mid-1800s through the mid-1900s, built as the village population grew, and a few earlier farmhouses. These houses provide a digest of mainly vernacular American domestic architecture over that period.

South of Bridge Street, the village boundary encompasses farms with pre-Revolutionary period origins. These were established on strips running east from the creek to the limestone walls enclosing the valley. Several building groups incorporating a farm house and associated outbuildings stand on the first bench of land above the floodplain, safe from inundation and commanding views of their associated lands. The earliest highway, now gone, connected these building sites. Later spotty infill fronts the present right-of-way of NY 30, which lies at lower elevation.

The village features two main areas of recent residential subdivision. The Hilgert Parkway subdivision was platted within the bounds of another of the settlement-period strip farms, this one located between the county buildings and Bridge Street. This development features curving roads and irregular lots. On Fair and Orchard streets, where the old fairgrounds were located, subdivision is rectilinear with long street frontages typical of the post-World War II era. These lie within the historic development boundaries of the village and are most likely to be regarded as non-contributing properties for the time being. Both, however, are representative of subdivision patterns used in the 1960s and 1970s, and they may, with the passage of time, eventually be determined contributing to a potential historic district encompassing nearly all of the Village of Schoharie.

Appendix E: Narratives to Aid in Future Grant Writing

The Village recognizes that developing, funding and constructing all the capital improvements called for in this plan will take time and effort. Significant funding will be necessary to complete all phases and priorities of the strategies outlined in this LWRP. It is anticipated that the Village will seek NY State funding through the Consolidated Funding Process. Each funding request will require information, budgets, scope of work, documentation, schedules, and matching funds identified.

However, some questions asked through the CFA process are more general in nature. The following narratives are offered to help the Village address those global/general questions in future grant requests. These narratives provide general descriptions of how the strategies outlined in this Plan address NY State goals, and what the expected outcomes will be. It is anticipated that these narratives can be updated and tailored for each project request at the time an individual grant request may be made. It is recommended that future grant writing build on the Village logo “A Good Life. In a Beautiful Place.”

Statement of Need

The floods caused by Hurricane Irene brought with it a critical need to revitalize Schoharie after facing catastrophic flood losses. As a result of Hurricane Irene and Lee, the Village of Schoharie lost not only structures and infrastructure, but residents and businesses. Demographic data shows a decreased population along with a lower tax base, higher poverty rates, and higher vacancy rates. The Village’s planning efforts through their LTCR, NYS Rising Plan, and LWRP have clearly identified the desire and need for improved recreation facilities in the Village and region. Public input from the Village’s Long Term Community Recovery planning established that revitalization efforts should be tied to our natural, historic, cultural, and community character assets and that a trail along the creek was a priority.

How does your project align with the Regional Economic Development Council’s Strategic Plan/Upstate Revitalization Initiative Plan?

The proposed project [NAME] aligns significantly with many of the REDC Strategic Plan initiatives. It directly aligns with: “Cultural and Tourism Investments – Supports direct capital expenditures related to projects that would develop or assist in the expansion of cultural and tourism projects.” The project IS a cultural and tourism investment not only for the Village of Schoharie, but as the gateway to the entire Schoharie Valley and the Catskill region to the south. Further, with links from the trail to Main Street, the project advances tourism to the Old Stone Fort Museum, Historic Railroad Museum, 1748 Lutheran Parsonage Museum, and the planned Village of Schoharie Historic Walking Tour, and Main Street. Further, it directly aligns with: “Downtown Development and Main Street Investments would prioritize projects where funding is required for rehabilitation or new construction, site assemblage and site clearance activities for projects that are part of a downtown development or Main Street improvement program. Key activities would be earmarked for projects and activities that promote the expansion of cultural and tourism projects adaptive reuse of vacant or underutilized buildings, expansion of parking facilities and parking lots, streetscape/Main Street improvements or projects that are directly related to the creation or retention of jobs within downtowns.” This project IS an activity that would promote the expansion of the many wonderful cultural and tourism venues already located, but underused in the Village of Schoharie. It is hoped it will spur additional business growth in the food and lodging sector. The Village is currently working on rehabilitation of its downtown anchor structure – the Parrott House and with more people visiting the Village and valley, the more successful that project will be as a restaurant and small inn.

Other REDC strategies are also supported and align with this project:

“Business Investments – Supports capital expenditures that facilitate an employer’s ability to create new jobs in NYS or retain jobs that are otherwise in jeopardy; also facilitates the attraction of new business investments that are part of key regional clusters (regional economic drivers), or statewide/cross-regional attraction efforts that would have a transformational economic impact.”

“Entrepreneurship & Small Business Investments - Supports creation of local and regional strategies that promote micro-enterprise, entrepreneurship and assist small businesses by accelerating the rate of new business formation and local business expansion activities.”

Together with promoting new outdoor recreational entrepreneurs, there will be more jobs created. Recreational venues are important economic drivers. For example, State research on trails have shown that for every \$1 million invested in trails, at least 8 jobs will be created.

How the project advance a vision creating significant opportunities for addressing resolution of problems in the context of a Local Waterfront Revitalization Program.

Schoharie County, once known as the “Breadbasket of the American Revolution,” is in the midst of a 21st Century Revolution - to become the most desired place to live in New York State. There is abundant potential to improve the quality of life throughout Schoharie County, and in particular, in the Village of Schoharie. The entire region is a historic, bedroom community to the urban areas of Albany, Schenectady, Amsterdam and Oneonta. Schoharie County’s treasures include quaint, historic villages, surrounded by farms, country homes, and rural hamlets in pastoral and undeveloped forested settings. Located within 2 miles of the major highway I-88, and with almost 2 miles of pristine waterfront along the Schoharie Creek, the Village of Schoharie offers the amenities known to be of critical importance to tourists.

While other regions in the state strive to become the high tech manufacturing or bio-medical research center of the state, the Village of Schoharie and Schoharie County have set their sights on improving its citizen’s quality of life and building its economic development program on its assets. In the Village, those assets include the unspoiled Schoharie Creek that is uniquely juxtaposed within easy reach of a historic Main Street and quaint neighborhoods.

The floods caused by Hurricane Irene brought with it a critical need to revitalize Schoharie after facing catastrophic flood losses. As a result of Hurricane Irene and Lee, the Village of Schoharie lost not only structures and infrastructure, but residents and businesses. Demographic data shows a decreased population along with a lower tax base, higher poverty rates, and higher vacancy rates. After the flood, the Village developed a Long-Term Community Recovery Plan which highlighted the need for both economic revitalization and positive connections to the Schoharie Creek. Park enhancements, trail and sidewalk linkages between recreational and economic assets in the Village, planning for parcels of land included in the FEMA Buy-out program, and use of the waterways to promote economic development were all identified as the critical revitalization strategies.

Relevant features learned from these previous planning efforts were:

- Recreational-oriented businesses were considered to be very important by 36% of the survey participants and somewhat important by 46%.
- 47% felt that the quality of recreational opportunities in the Village were fair, 41% said they were poor, and only 8% said they were good.

- Better connections to the creeks for boating were needed along with increased fishing opportunities.
- Trails for biking and hiking were the most frequently mentioned recreational need along with a playground for young children.
- Promotion of outdoor oriented recreational opportunities was an important part of the vision residents have for the Village.

The Village's planning efforts have clearly identified the desire and need for improved recreation facilities in the Village and region. Public input from the Village's Long Term Community Recovery planning established that revitalization efforts should be tied to our natural, historic, cultural, and community character assets.

To this end, the Village has made significant efforts to

- Restore our historic buildings and landmarks (our Main Street anchor structure The Parrott House -rehabilitation with funds from NY Rising and ESD);
- Improve drainage, water and waste water infrastructure (NY Rising and Hazard Mitigation funds);
- Plan for recreational enhancements such as multi-use trails and parks (LWRP Recreation Assets Inventory and Strategy). Development of a multi-use trail has been identified as the number one need and desire by residents. This has been documented through the LTRC, NY Rising, and SALT Schoharie Creek Trail Feasibility Study Survey public input.
- Promote restaurants and small businesses (Re-formation of the Schoharie Local Development Corporation)

There has been a loss of students enrolled in Schoharie Central School District. Although it has recovered from a low of 795 right after the flood and now is about 860 students, this is a significant decrease from enrollment in 1998 (1261 students). The School District has identified the critical interrelationship between the community and school: enrollments can't increase unless the community is a desirable place to live, and the community can't be a desirable place for families unless there is an exceptional school district. Enhancing quality of life and recreation has been identified as a critical need by the School District.

Since the floods, the Village has honestly evaluated its strengths, weaknesses and opportunities. It has established a long-term vision, and concrete plans for full recovery. As the Village of Schoharie continues their recovery, business and community leaders are planning and wisely investing in sustainable infrastructure improvements to attract tourists, businesses and homeowners. The end product will result in the Village and entire county being recognized as the most desirable place in New York State to live and raise a family. The Village of Schoharie, and indeed all of Schoharie County, has natural beauty, abundant natural and recreational resources, exceptional educational opportunities, productive farmland and historic resources together create a highly desirable residential community for several close-by urban areas.

The Village shares a focus with Schoharie County's on improving our citizen's quality of life through exceptional educational opportunities, access to healthy foods, water, and recreation, clean air and environment, a vibrant economy, and a life rich in culture and the arts.

Explain how the project will result in or advance each of the following, as applicable: strategies of Regional Significance, strategies of Local Significance, strategies related to Public Value, Community Livability, Sustainability, Economic Value, Natural Resource Value (see scoring tips).

Expected outcomes and deliverables include health, recreational and educational benefits for residents and visitors; increased tourism; economic revitalization; enhanced partnerships between the community and its educational institutions, greater community involvement, and a greater sense of pride, self-determination in a once flood-ravaged community.

Specifically, the Village of Schoharie [PROJECT] will advance each of the following strategies:
Strategies of Regional Significance – Tourism is a critical component of the REDC strategy. Trails and other recreational facilities will bring visitors from within Schoharie County to the Village and from the Capital District – only 38 miles away. It addresses the open space goals of the New York State Open Space Plan. It is consistent with NYS Smart Growth policies by targeting built areas for new infrastructure.

Strategies of Local Significance – This [PROJECT] has been a priority project in the Village for many years. The 2014 Long Term Community Revitalization Plan, prepared after the flooding of Hurricane Irene prioritized construction of a multi-use trail and other recreational improvements along the waterfront as a critical strategy needed for revitalizing the Village's economy, sense of place, and attractiveness as a residential area. The 2015 NY Rising Plan identified a Schoharie County multi-Use Trail as a priority project and the proposed trail in the Village is one segment of that larger project. The 2016 Village of Schoharie LWRP Strategy also prioritizes recreational enhancements as priority projects for waterfront revitalization.

Strategies Related to Public Value, Economic Value, and Community Livability – Trails and recreational facilities create value. They create jobs. They are desired amenities highly valued by residents. They spur business growth. In the Village of Schoharie, several historic Main Street landmarks remain vacant, contributing to blight and preventing re-investment. Restoration of the local business economy is critical to the long-term recovery and resilience of this community.

Potential new businesses include: boat and bicycle rentals and tours; winter sports equipment rental and lessons; nature-based and historical tours; camping facilities, etc. Over the next 10-20 years it is envisioned that these facilities will have a profound, direct, positive impact on retail, food service, recreational, historical, and hospitality businesses by connecting trail users to downtown areas. In addition, by attracting to the area new residents who seek a vibrant and active community with recreational amenities, an indirect positive impact will be felt by all other local businesses, including professional and technical services.

In particular, trails:

- Trails increase the value of nearby properties and increase tax revenues in the communities in which they are located.
- Trails boost spending at local businesses. Communities along trails benefit from the influx of visitors going to restaurants, snack shops and other retail establishments.
- Trails make communities more attractive places to live. When considering where to move, homebuyers rank walking and biking paths as one of the most important features of a new community.
- Trails influence business location and relocation decisions. Trails can make communities attractive to businesses looking to expand or relocate both because of the amenities they offer to employees and the opportunities they offer to cater to trail visitors.
- Trails reduce medical costs by encouraging exercise and other healthy outdoor activities.

- Trails revitalize depressed areas, creating a demand for space in what were once vacant buildings.
- Trails provide low or no-cost recreation to families with low costs relative to other recreational services that could be provided by government.
- These benefits represent a huge economic return on the money invested into trail projects. The costs of land acquisition for trails, trail construction and maintenance are far outweighed by the economic benefits generated by trails.

Natural Resource Value and Sustainability – A significant portion of the land base in the Village of Schoharie is in the floodplain of the Schoharie Creek. That limits growth potential. Creation of a trail, creek access and other waterfront activities are an acceptable and environmentally friendly use of land within a floodplain. They will be compatible with the adjacent agricultural and residential land uses. They will enhance the Village as a desirable place to live and do business. Revitalization of the Village in this manner is environmentally sustainable, and will contribute to the long-term viability of the Village.

More specifically, the [PROJECT] will promote and preserve recreational, scenic, natural, cultural, historic, and agricultural resources and contribute to community revitalization by attracting users and promoting economic activity which supports local businesses, complements tourism development, and improves the quality of the waterfront along the Schoharie Creek, as well as linking downtown and residential neighborhoods with the Schoharie Creek waterfront.

Describe the administrative structures in place to administer the requested grant.

The Village of Schoharie County has a multi-year history of successful grant administration. The Village will begin the process outlined in the work scope as soon as grant award notification is received. The Village will assign a Village Trustee to be liaison and provide project oversight for the Board. As with its previous grants, the Village Board will oversee all aspects of the grant work. It will work with its consulting engineer (Mike Harrington, PE from Lamont Engineers) and consulting planner (Nan Stolzenburg, AICP Planner from Community Planning & Environmental Associates) to assist the Board in oversight and coordination. The Village has a multi-year relationship with these professionals, who have both assisted the Village in similar capacity for other grant programs since 2012.

The consultant selection process is proposed. Future hires will include bidding for engineers and architects. Their qualifications shall be either a professional, licensed engineer, and a certified, licensed landscape architect. These professionals must have experience with trail design and construction as well as experience of such work in floodplain locations. These professionals will have to show at least 5 years professional experience in the design and creation of full construction designs and plans, as well as coordination in permitting, SWPP, and SEQR. As per Village policy, bids will be prepared to procure these services. Bids will be announced, advertised, collected, and opened as per Village procurement policy. All MWBE requirements will be met.

Once construction level plans are completed, the Village will then do a second round of bids to procure contractors and suppliers to work with the Village, Town and County highway staff to construct the [FACILITY]. Bids for all these contractors (including building the pedestrian bridges, excavation as needed, clearing and grubbing, and all subbase and surface materials) will also follow the Village of Schoharie procurement policy. All MWBE requirements will be met.

With assistance from the consultants, the Village Clerk or Assistant Clerk will administer MWBE requirements, record keeping, reporting, and reimbursement requests.

Describe the public benefit that will result from completion of the project. Show why the State should participate in the cost of the project. What is the economic benefit of this project to the citizens and visitors of New York State?

[TEXT FOR MULTI-USE TRAIL PROJECT]: The Village of Schoharie Creek Multi-Use Trail construction is the culmination of years of planning in the Village. Serious recreational deficits have been documented in the Village. Residents consider development of this trail as essential to enhance the quality of life here as well as being the most important spur for economic development. This trail is the first phase to be completed of the larger Schoharie Creek multi-phase project being planned by SALT and Schoharie County. It will benefit numerous individuals and families, not only in the Village, but in the Schoharie Creek Basin, all of Schoharie County, and meets all of NY goals for smart growth, appropriate land use in a floodplain, environmentally sound, an investment in a community that has planned for its revitalization, consistent with the NYS Open Space Plan and with the REDC Strategic Plan.

The completed trail will provide access to no or low cost recreation and enjoyment of the outdoors for people of all ages and across a broad spectrum of abilities. It will draw young families and seniors who want to follow a gentle or intermediate walk in a well-conserved, accessible natural environment, as well as serious hikers, kayakers, and students of nature and history. It will offer new educational opportunities for the Schoharie Central School District who is seeking to enhance its natural resource education programs. It will provide access to the Schoharie River Center for education and data collection purposes. It will spur economic growth. In fact, just the planning of this trail has encouraged at one existing business to plan for expansion to handle bike and boat rentals and tours and a new business seeking to come to the Village for starting a recreational campground.

The Schoharie Creek Multi-Use Recreational Trail Project incorporates important elements of comprehensive, holistic, long-term disaster recovery. These elements include flood mitigation, conservation and green development of natural resources, and economic redevelopment. In the wake of the massive flooding and other storm-related devastation that was sustained here in August, 2011, the Village is seeking to reinvent itself. Neither industry, office or high intensity commercial development are likely to be attracted to Schoharie. We must therefore, capitalize on what assets we do offer – and those are strong and uniquely oriented to quality of life, small town character, agriculture, small business development and similar that focus on our beauty, charm, historic character, and natural resources. The Village has conducted a market analysis (in its LTR Plan) and has determined that building on tourism and outdoor recreation, along with the agricultural resources of the valley are our best pathway to economic vitality. The multi-use trail is a project where State investment will yield large results, is proven to be needed and desired in the community, and can be the start of a much larger regional tourism and outdoor recreational emphasis.

Construction of this trail is a positive and concrete step that our community can take to address the pressing issues of long-term recovery, and to do it in a way that honors not only our agricultural, natural, and historic assets, but also the citizens of this area.

We believe that the best way to meet the challenges to our economy, our quality of life, and our public safety – that is, the best way to do long-term recovery -- is with community-based planning that is built on these values, incorporating capacity-building and local autonomy. The Village of Schoharie Multi-Use Trail is the culmination of exactly that. This project is a project having broad-based community planning and participation, in which residents have worked together to develop a renewed, sustainable

community: a community that supports a village-and-country lifestyle much like the one enjoyed before the flood, only more economically viable, sustainable, and resilient.

The Village has garnered new partnerships and strengthened cooperation with local businesses. Partnerships such as that with the Schoharie Central School District, and SUNY Cobleskill open up the door for effective and long-lasting community revitalization. This sort of cooperation among various sectors of the community is vital in rural areas where local municipalities are understaffed and resources are scarce.

Funding this trail within the village will build on the State's recent investments in the Village of Schoharie, as well as in the funding for planning of the larger valley-wide trail. As part of downtown/hamlet revitalization, this trail connects residential and commercial areas with the recreational facilities of the trail and we can expect increased visitors and foot traffic through the village. It will invite the development and/or expansion of businesses and services, which will result in job creation. National and State studies have shown for every \$1 million investment in trails, at least 8 jobs are created. For a small community like that, 8 new jobs is significant.

The Trail Project will provide opportunities for those who will plan and provide community educational and recreational programming, such as STEM programming; classes, outings, and projects related to conservation, nature, history, culture and agriculture. It will also provide employment for those who design, write content for, and make educational trail markers, and perhaps also for interpretive guides and athletic instructors.

A physically and economically enhanced village -- in addition to access to the breathtaking beauty of the Schoharie Valley and the recreational and educational opportunities envisioned along the Multi-Use Trail -- can entice new residents to the area, growing the tax base, which, in turn, funds the sorts of human services that can help low- and moderate-income people overcome obstacles to their economic success.

An increased tax base, of course, is a boon to the local area. But as New York State communities become more economically sound, they give back in the form of tax monies to the state, as well. Having access to the Multi-Use Trail will give local people of all ages and abilities -- as well as those who make the Trail their destination -- the opportunity to reap the health benefits conferred by fresh air, sunshine, and exercise. Additionally, there will be social benefits, including opportunities to socialize and play with -- as well as to get to know --one's neighbors.

What is the project's impact on areas that are densely populated and have sustained physical deterioration, decay, neglect, or disinvestment.

The Village of Schoharie is clearly underserved by existing recreational opportunities. Its public parks are disconnected and not pedestrian friendly. Three Village-owned parks exist (Fox Creek Park, Lasell Park, and Lilly Park), none of which can be reached by pedestrians on sidewalks. In order to reach them, residents have to drive to them. There are no playgrounds for children except one provided at the elementary school. There are no basketball courts except several hoops provided outside the high school. All these issues have been addressed in the Village of Schoharie's LWRP Strategy.

Although the Schoharie Creek is known for its seasonal and high water small boating opportunities, wildlife habitats, and fishing opportunities, there is not a single public access site available to reach it in the Village of Schoharie. The largest forested tract of land along the Creek is owned by the Schoharie

Land Trust – an island created by an oxbow of the Creek. This 14-acre parcel is land-locked with no access or road frontage to reach it. The residents of Schoharie have a distinct disadvantage in not being able to access what recreational resources there are in the Village. The nearest canoe/kayak access is 2 miles downstream to the north where there is a NYS DEC state boat launch. Boaters entering the Creek at the Central Bridge Boat Launch would completely bypass the Village of Schoharie and in fact could bypass the entire Schoharie Valley if traveling to the boat launch via I-88.

Further, there is only one location in the Village where the Creek is viewable (from Bridge Street). For many passersby, there would be no recognition that a recreational resource such as the Schoharie Creek exists from just driving through the Village. This creates a significant economic, educational, recreational and attitude disadvantage because the only connection most people have with the Creek are negative – via flood events. On the other hand, it creates a huge positive opportunity because this isolation has resulted in an undeveloped and pristine creek and waterfront, predominated by undeveloped land and agricultural activities that is unspoiled, and within walking distance to almost every location within the village border.

The Village has sustained physical deterioration as a result of Hurricane Irene. Post-flood, numerous commercial buildings on Main Street remain vacant and in need of rehabilitation. There remains visible deterioration and disinvestment here. This is also evidenced through demographic data about the Village: The median household income in the Village is \$36,438 (2014 ACS) compared to \$44,906 in the Town of Schoharie, \$51,873 in the County, and \$58,687 in the State. 12.4% of all persons in the Village are considered as living below the poverty level (2014 ACS), while 11.1% of them are under the age of 18 years. Many buildings on Main Street remain vacant.

There has been a loss of students enrolled in Schoharie Central School District. Although it has recovered from a low of 795 right after the flood and now is about 860 students, this is a significant decrease from enrollment in 1998 (1261 students). The School District has identified the critical interrelationship between the community and school: enrollments can't increase unless the community is a desirable place to live, and the community can't be a desirable place for families unless there is an exceptional school district. Enhancing quality of life and recreation has been identified as a critical need by the School District.

Access to waterfront recreational activities is limited throughout the Schoharie Creek basin, with only a few boat access points and limited information, training, and opportunities to use small craft and blueway trails. Public access trail systems in the northern half of Schoharie County are also scarce. In the Village of Schoharie, there is a complete disconnect between the main part of the Village and its waterfront. This [PROJECT] is anticipated to address those issues. It will do that by:

- Increasing the value of nearby properties, thus making the Village a more attractive place to invest in.
- Boosting spending at local businesses and attracting new businesses.
- Making Schoharie a more attractive place to live. When considering where to move, homebuyers rank walking and biking paths and other recreational facilities as one of the most important features of a new community.
- Positively influencing business location and relocation decisions. Companies often choose to locate in communities that offer a high level of amenities to employees as a means of attracting and retaining top-level workers. Trails and recreational facilities can make communities

attractive to businesses looking to expand or relocate both because of the amenities they offer to employees and the opportunities they offer to cater to trail visitors.

- Reducing medical costs by encouraging exercise and other healthy outdoor activities.
- Revitalizing Main Street, which will be connected via sidewalks to the trail head/parking areas, creating a demand for space in vacant buildings.
- Providing low or no-cost recreation to families with low costs relative to other recreational services that are in the area.
- Increasing tax revenues in the County. This would also benefit the Village of Schoharie.

Describe how the proposed project will advance the completion of a Local or Regional Waterfront Revitalization Program, Plan or Strategy, or will implement such programs, plan or strategies.

This Strategy, developed between 2014 and 2016 with a NYS DOS LWRP planning grant developed public consensus for the future of the Village via surveys, public meetings and advisory committee meetings. The plan identifies local recreational and waterfront assets as well as opportunities and issues; and details concept plans, cost estimates, permit requirements and funding opportunities for 7 priority projects designed to address the recreational needs in the Village. These projects of which the multi-use trail is one are:

1. Fox Creek Park Enhancements.
2. Multi-Use Trail Development.
3. Nature Trail and Creek Access at the Schoharie Land Trust Island.
4. Fire House Park Development.
5. Sunset Drive Pocket Park.
6. Lasell Park Improvements and sidewalk connection.
7. Bridge Street Canoe/Kayak Creek Access.

Explain how the project will result in or advance a vision creating significant opportunities for addressing resolution of problems in the context of a Regional Economic Development Strategy, NY Rising Community Reconstruction Plan, and/or regional or local vision for capitalizing on community assets.

The project will result in advancing the vision created by the REDC Strategy, the NY Rising Community Reconstruction Plan, the Village Long-Term Community Revitalization Plan, and the Village LWRP.

A. The NY Rising Community Reconstruction Plan (NYRCRP) Community Vision follows: “We commit to the flood resilience and sustainable revitalization of our towns and Villages. With this plan, we strive to:

1. Support local residents, businesses, and farms with storm recovery, technology improvements, and future planning assistance;
2. Increase the vitality of main streets and downtown centers, and their resilience to future storms;
3. Preserve open spaces and their natural ability to provide resilience, since wetlands, floodplains, and riparian zones are an important part of long-term planning;
4. Maintain and upgrade the facilities and assets of first responders to enable continuous services during an emergency including providing safe evacuation routes for residents and timely communication;
5. Expand the range of housing options by rehabilitating and reinforcing existing housing stock, promoting green development, and focusing on new construction in strategic areas;
6. Promote historic and cultural assets as a draw for tourism;

7. Adapt housing and service improvements to serve vulnerable populations;
8. Treat the Creek as an asset through improved public access for tourism, kayaking, and enjoyment;
9. Support ongoing economic development efforts for local businesses and farms, and to grow and sustain the community's population;
10. Develop and maintain long-range strategic plans to prepare for the future needs of the community."

Elements of the NYRCRP that the construction will address include: increase the vitality of main streets and downtown centers by creating linkages between the waterfront, trail system and downtown areas and downtown resilience to future storms; preserve open spaces and their natural ability to provide resilience, since wetlands, floodplains, and riparian zones are an important part of long-term planning by integrating them into the trail plan; promote historic and cultural assets as a draw for tourism by creating connections to Main Street; treat the Creek as an asset through improved public access for tourism, kayaking, and enjoyment; and support ongoing economic development efforts for local businesses and farms, and to grow and sustain the community's population by providing access to quality recreational facilities that can be enjoyed together by people from across social and economic spectrums.

B. The Vision established in the Village of Schoharie's LWRP is:

"The Schoharie and Fox Creeks will be positive assets in the Village and central to new outdoor-oriented recreation and tourism activities here. Schoharie will capitalize on its unique character where a largely un-built and unspoiled waterfront is located within a beautiful and historic village setting. The Village will be a place where outdoor activities that take advantage of its unique setting will be celebrated. Easy access to the waterfront will be provided for small-craft boating, biking, hiking, park, playground and other outdoor experiences. These waterfront and recreational activities will be physically linked to residential and business areas to become drivers for new economic prosperity, thriving business development, and promotion of quality of life for residents. At the same time, Schoharie protects the environment, agricultural activities within the Village, and natural functioning of the stream and floodplain. Village residents, businesses, organizations, and visitors alike will have a new appreciation and understanding of our unique natural and cultural resources and the natural beauty of our valley. Safe linkages will be made between the creeks, parks, Main Street, and residential areas within the village. The waterfront and recreational improvements throughout the Village will promote Schoharie as a quality place to visit, live and do business."

Further the LWRP establishes the following Goals:

1. Enhance opportunities for public access to water-based recreation related to the waterways;
2. Revitalize Main Street and create new opportunities for recreation-based business development;
3. Develop additional pedestrian paths that better connect the Schoharie Creek and Fox Creek waterfronts to the Village's residential areas, parks, cultural resources, and Main Street;
4. Create an enhanced pathway and sidewalk system along the waterfront that allows further connection to a county-wide trail system being planned from Esperance to Blenheim;
5. Protect sensitive creek, waterfront, open space and scenic resources;
6. Provide appropriate parks and recreational facilities on lands acquired by the Village through the FEMA Buy-out program; and

7. Preserve historic resources and enhance opportunities to promote heritage tourism.

C. The Village LTCR Plan establishes the following Vision:

“Emerging from recovery, expect the village of Schoharie to be the cleanest, greenest and most effective municipality in upstate New York, growing at a sustainable scale that complements the existing, while embracing modern technologies and developing a Wi-Fi-centric downtown business hub. A strong, involved and caring community fabric will emerge along with renaissance attitudes relating to our new downtown. The dynamic atmosphere of the village will draw energy from tourism, e-commerce and an appeal to those who wish to live in a traditional, intact town center communities within close proximity to all the amenities of the metropolitan Capital District. The Village will also serve as host to new non floodplain cluster-zoned LEED certified housing opportunities catering particularly to seniors and families throughout the valley displaced by the recent hurricanes, along with a wave of new homesteader opportunists involved in sweat equity home ownership as existing housing stock is restored and modernized with continued assistance from local recovery groups and newly developed government housing programs.”

Further, the LTCR establishes the following goals relevant to this project:

1. Revitalize Schoharie’s economy through tourism, outdoor recreation, cultural events, and small businesses.
2. Enhance recreational opportunities for residents and visitors, capitalizing on the historic, cultural, and water-related natural features of the Schoharie and Fox Creeks.

The Village of Schoharie [PROJECT] will 100% capitalize on the Village’s community assets as well as be perfectly aligned to advance the vision laid out above. Implementation of the [PROJECT] has been established as a critical need and desire in all of the Village’s public input and planning.

The following narratives are specific to the trail and canoe/kayak priority projects of this LWRP.

Explain how the project will Leverage Resources, Advance Plans, and Develop Partnerships.

The project also includes leveraging resources and development of partnerships as follows: In order to make the multi-use trail a reality, all resources and multiple partnerships will be required. This trail project IS a community project. Schoharie has a long history of use of partnerships to successfully accomplish important community improvements. For example, the Schoharie Promotional Association coordinated volunteers, donations, public input, and efficient use of minimal funding to create the Lilly Park on Village-owned property along Fox Creek. The Kiwanis Club has worked to improve Lasal part with picnic pavilion and amenities. A new picnic area was created through community volunteers and highway department assistance at Fox Creek Park after the flood. SALT has been an incredible resource in the Village to provide expertise, volunteers, Vista Workers, and other support for all our projects post-flood. This history of building partnerships, involving community members, and leveraging resources will be front and center for this project to develop the multi-use trail.

One of the greatest assets that both Schoharie Promotional Association and SALT bring to the project is expertise in mobilizing community volunteers to get the job done, thereby leveraging valuable resources. Through our LWRP planning, we have identified tasks suitable for volunteers such as helping

layout the trail, clearing the trail, grading and seeding, sign design, and building picnic tables. The Schoharie Central School has expressed interest in also mobilizing its faculty and students to help. Through the commitment of the County, Town and Village highway departments, the equipment and labor needed for excavation, clearing and grubbing, delivery of stone and gravel, rolling, and paving will be provided as in-kind professional donations.

Will the proposed project protect, preserve and enhance the State’s resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources? Y/N/Not Relevant. Please explain all responses.

Yes. Construction of the trail will enhance the State’s recreation resources. It will significantly add to the scenic resources by opening up a particular beautiful area of Schoharie County previously inaccessible to most people. It will be an appropriate, low impact use in a floodplain area and will not spur inappropriate development in a floodplain. Further, creation of the trail together with the Village implementation of another of their LWRP recommendations (to create a waterfront zoning district) will allow over time, for the regrowth of an effective riparian area along the bank which will benefit they ecology and hydrology and functioning of the stream and stream bank.

Will the proposed project foster mixed land uses and compact development, downtown revitalization, Brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and the integration of all income and age groups? Y/N/Not Relevant. Please explain all responses.

Yes. The project will foster downtown revitalization by inviting visitors to the Village of Schoharie. The project will have economic enhancements to other communities as we can use the trail and trailhead information to advertise other events and recreational locations throughout the Schoharie Valley including upstream blueway trails, the planned 38-mile Schoharie Creek Multi-Use Trail, Vroman’s Nose Hiking, Max Shaul State Park, Minekill State Park, and the soon to be constructed restored Blenheim Covered Bridge. It will certainly enhance recreation, spur outdoor recreation oriented educational activities through the Schoharie River Center, Schoharie Central School, and SUNY Cobleskill. It will be available and open to all income levels, ages, and physical disabilities.

Will the proposed project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation? Y/N/Not Relevant. Please explain all responses.

Yes. Construction of the multi-use trail will strengthen the existing community and make it more attractive for new residents. In essence this is a smart growth project by attracting people to and using resources in a developed community. Such a trail will enhance, not diminish needs of future generations, and we feel it will offer a whole new educational dimension to the Schoharie Central School by providing access to the Creek for hands on natural resource educational programs. The public has been hugely invested in developing all our plans in the Village and there is a great deal of support and excitement about finally having this trail become a reality. The Village Board has shown a great commitment to both the project and ensuring there is capacity to sustain it through its many committed organizations such as SALT, Schoharie Promotional Association, Colonial Heritage Association, the Schoharie Community Development Corporation, and others. The community has been working hard and well together to revitalize after the flooding from Hurricane Irene.

Appendix F: Insurance Liability and Trails

This section adapted from Parks & Trails New York and Hudson River Valley Greenway (2004), *Getting Started: A Guide to Planning Trails in New York State*, Chapter 6.

Landowner outreach is vital to trail project success. The most common areas for concern among landowners are property value, liability, vandalism, litter, privacy, access to farm fields, and safety. Experience and numerous studies have shown these issues to be more perceived problems than actual problems. Nevertheless, landowners' concerns must be taken seriously and respected.

Studies documenting actual experiences from around the nation and New York State demonstrate that well-planned and designed trails can be good neighbors and that living with trails can be highly rewarding. In a survey of residents along the Mohawk-Hudson Bike-Hike Trail in New York's Capital Region, the majority of adjacent landowners reported being satisfied with the trail as a neighbor.

Neighbors and landowners often have concerns about liability. Trail committee members can address the issue of liability by providing factual information about protection afforded by New York State law and through insurance. Very few trail-related lawsuits have occurred in New York. The NY-NJ Trail Conference and the Fingers Lakes Trail Conference together manage over 1700 miles of trail. Neither has ever experienced a trail-related lawsuit.

Statutory Protection

New York's Recreational Use Statute (NYS General Obligations Law subsection 9-103) limits the liability of landowners who voluntarily allow access to their land for certain recreational activities. These recreational activities include the most common trail activities such as hiking, bicycle riding, horseback riding, and cross-country skiing. Although no law is perfect, the Recreational Use Statute offers an important measure of protection.

The law applies to landowners whether or not they grant permission for use of their property, as long as the following two conditions exist: they do not charge a fee and do not maliciously fail to guard against hazards. If these conditions exist, the liability of landowners who allow access is no greater than landowners who post their property against trespass.

Insurance Protection

While the Recreational Use Statute provides protection from liability, nothing can prevent a suit from being brought against a landowner, even if it turns out to be groundless. Fortunately, homeowner insurance usually provides coverage to the owner if someone is injured on the property whether or not the person has permission to be there. If someone is hurt and makes a claim, the insurance company has a duty to "defend" the insured owner, which means that the company will select an attorney and

handle any litigation. The concept of "residence" is usually interpreted broadly and includes surrounding grounds, other structures, and vacant land, as long as it is not actively farmed or used for timbering purposes. Landowners conducting active farming or timbering operations usually have special liability insurance.

Municipalities and land trusts often maintain their own liability coverage. For example, the New York-New Jersey Trail Conference (NYNJTC) provides supplementary insurance coverage to volunteers under its insurance policy. All volunteer designated maintainers working on behalf of the NYNJTC are provided indemnity against, and legal representation for, tort/liability claims (bodily and property injury to others) from third parties when volunteers are within the scope of their work (i.e., maintaining trails).

The combination of the recreational use statute and coverages available to landowners and the Village through their own insurance policies provides a solid shield against the risk of litigation. In addition, landowners may be able to be named as "additional insured" parties on the policy of any public or private organization responsible for managing the trail.

Appendix G: Model Conservation Easement for Trail Access

This trail access conservation easement is made and entered into this ___ day of ____, 20__, by and between [name of Grantor; donor of the easement] a [describe Grantor's legal status (i.e.: a limited partnership)] having an address at (or whose principal office is at) [address] shall be referred to as the "Grantor," and the Village of Schoharie, a municipality in New York State, having an address at 300 Main Street, Schoharie, NY, and shall be referred to as the "Grantee".

RECITALS

Whereas Grantor is the owner of certain real property commonly known as [name of property if relevant] located at [address including the county], and more particularly described as [set forth legal description including reference to recorded map].

Whereas Grantee is [description of the public body or not-for-profit conservation organization as well as purpose of the organization if relevant]

Whereas Grantor desires to grant to Grantee an easement across that portion of the Servient Estate (the "Trail Easement Area") to create a trail (the "Trail"), the Grantee desires to accept said easement.

Whereas the Trail is intended to provide Grantee, [list any other relevant party] and the general public with visual access to the Hudson River and also to enhance local hiking and recreational opportunities. [or whatever else may be appropriate]

Now, Therefore, in consideration of \$_____, the foregoing recitals, the covenants herein set forth and other good and valuable consideration, the recipient and sufficiency of which are hereby acknowledged, the parties agree as follows.

1. Recitals. Each and every recital and representation of the respective parties set forth above, including those contained in the conservation easement, is relied upon by the parties as part of the consideration for the grant of rights and restriction of uses hereinafter contained and are incorporated herein with the same effect as if restated in their entirety.
2. Grant of Easement. Grantor hereby grants, transfers and conveys to Grantee, for the benefit of the Grantee and the public, a non-exclusive easement and right-of-way (the "easement") for ingress, egress and access by Grantee and the public over and across the trail easement area.
3. Purposes. The Easement is established for [specify permitted activities]. Such permitted uses shall not include [specify]. Grantee shall have the right to regulate or restrict uses (including but not limited to those specific uses listed above) which Grantee determines to be unsafe or otherwise detrimental to the continued use and vitality of the trail or the condition of the Trail Easement area.
4. Definitions.

a.) conservation easement - shall mean a voluntary agreement between parties to restrict the use of real property by providing public access trails. This statutorily created device is meant to encompass the entire area being conveyed by the grantor, which incorporates any trail corridor, or public access area, buffer area, or public education facility that may exist.

b.) public access area - shall mean any area of the conservation easement that is open the public such as the trail corridor, public education facility or parking facility.

c.) trail corridor - shall mean a narrow tract of land forming a passageway that shall be used for specified recreational trail activities.

5. Reliance upon State Law. Grantor and Grantee agree that in creating this easement for public access that each party is relying on the protection against liability contained in section 9-103 of the New York General Obligation Law (the recreational use statute), as the same may be amended from time to time, and that for such purposes both the Grantor and the Grantee shall be deemed "occupants" of the area of the easement as designated above. Notwithstanding the foregoing, any repeal or amendment of that section 9-103 which may diminish its protective effect shall not affect the validity of the easement of way herein granted

6. Maintenance. If and when the Public Access Area shall be opened for public use,

(A) Grantee shall at all times be responsible for maintaining the Public Access Area, including [specify specific areas], at its sole cost and expense;

(B) The easement of way and path shall be kept in a substantially natural state, used only for passage by pedestrians and will never be improved without Grantor's prior consent; and

(C) Grantee's regulations for the use of same will prohibit [specify activity such as motorized vehicle use with a stipulation allowing maintenance vehicles.]

7..Assignment of Duties. Upon written notice to Grantor, Grantee shall have the right to assign its responsibilities for maintenance, insurance, and other duties under this agreement to an agency of government or a qualified not-for-profit entity, as the Grantee may determine in its sole discretion, or to another person, association, or organization reasonable acceptable to Grantor. The person(s) or entity accepting such an assignment shall be deemed to have assumed all of Grantee's obligations pursuant to this agreement throughout the period that assignment remains in effect.

8. Insurance and Liability.

(A) Grantee agrees to maintain at all times during which the trail easement area is open for public use a standard policy of general

commercial liability insurance with respect to the Trail Easement Area having a coverage limit not less than \$ __,000,000, adjusted upon request of the Grantor, not more frequently than every five years, to

an amount equivalent to that sum in 2016 Dollars. Grantee shall cause Grantor to be named as an additional insured on said policy of insurance.

9. Term. The easement shall be perpetual in term. [or whatever the parties agree upon]

10. Amendment, Variance, and Waiver. This agreement may be amended from time-to-time upon the written consent of Grantee and Grantor. Consent to any amendment, variance or waiver shall be in the discretion of the Grantee, shall be consistent with the Trail Access Conservation Easement referred to above, and shall comply with [list various statutes that may be appropriate such as tax or conservation statutes]; any amendment, variance or waiver which does not comply with these statutes shall be void and shall have no force or effect.

11. Taxes and Assessments. Grantor shall remain fully liable for the payment of all taxes and assessments thereon and shall, upon request of Grantee, provide to Grantee copies of any current tax bill and receipts for payment thereof. Grantee shall have no obligation whatsoever to pay any taxes, assessments, levies, or other charges of any kind assessed against the property subject to this pedestrian easement of way, any portion thereof, or any owner thereof.

12. Enforcement. The parties may enforce this agreement in law or equity, including, without limitation, Grantee's authority pursuant to [cite statutory authority], against any or all persons responsible for any violation thereof. Failure to enforce any provision herein contained shall in no event be deemed a waiver of a right to do so thereafter as to the same violation or breach or as to any violation occurring prior or subsequent thereto.

13. Severability. Invalidation of any provision of this Easement of Way by court order, judgment, statute, or otherwise shall not affect the validity of any other provisions of this agreement, which shall remain in full force and effect.

14. Easement Runs with the Land; Binding Effect on Successors and Assigns. The provisions of this easement shall run with the servient tenement in perpetuity and shall bind and be enforceable by and against the parties and all subsequent owners, successors and assigns of the servient tenement or any portion thereof. As used in this agreement, the term, "owner," includes the owner of any legal or beneficial equitable interest in the subject property or any other portion thereof; the terms, "Grantor," shall include the original Grantor and the heirs, successors, and assigns of the partners, and all future owners of all or any portion of the subject property; and the term "Grantee," includes the original Grantee and its successors and assigns. Notwithstanding the foregoing, no party shall be liable for a breach of this agreement resulting from acts or conditions occurring prior to or after the period of his or her ownership.

15. Governing Law. This Trail Access Conservation Easement shall be governed by and construed in accordance with the laws of the State of New York.