



The Planner

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Schoharie County Occupancy Tax Board Announces Annual Grant

The Schoharie County Occupancy Tax Board is pleased to announce the annual Schoharie County Occupancy Tax Grant Program, dedicated to providing financial resources in order to promote and enhance the general economy of Schoharie County through increased promotion of tourist-related enterprises, recreational opportunities and increasing overnight stays in the County. Funded by the upcoming year's Occupancy Tax Revenue from the County's four percent tax on local lodging establishments' overnight stays, the Schoharie County Board of Supervisors and Occupancy Tax Board Members have made available \$25,000.00 for the 2013 calendar year. Non-profit and for-profit organizations, clubs, individuals, groups, sole businesses and business consortiums in Schoharie County may apply. In an effort to stimulate applicants' ingenuity and creativity, no maximum allowance will be made regarding grant requests; however, applicants are encouraged to match as much of their grant awards as possible.

Members of the Schoharie County Occupancy Tax Board will review and score all applications according to pre-established criteria, such as: ability to result in overnight stays; collaboration efforts among businesses, organizations and individuals; outreach of marketing plan; expected attendance; and the ability to continue event without grant assistance.

Interested applicants will be able to download the grant guidelines and application form from the Schoharie County website, www.schohariecounty-ny.gov, under Public Announcements. Applications are available now. Completed applications must be submitted to the Schoharie County Planning and Development Agency no later than 5:00 pm on February 22, 2013. Grant awards will be announced on or around March 15, 2013.

Please return all completed applications to:
Schoharie County Planning and Development Agency
276 Main Street, Suite #2
PO Box 396
Schoharie, NY 12157

For more information, contact Alicia Terry at aliciaterry@co.schoharie.ny.us, or the Schoharie County Planning and Development Agency at 518-295-8770.



The National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA), a component of the U.S. Department of Homeland Security (DHS).

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Take Note of Changes in Policy Rates Due to New NFIP Legislation

Below please find important information about new legislation that may affect flood insurance policy rates for home and business owners in your community. Please share this information via your communication channels (e.g., town hall meetings, webpages, e-mail alerts, newsletters) so residents in your area are aware of how the changes may impact their current and/or future rates.

The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) requires the Federal Emergency Management Agency (FEMA) to take immediate steps to eliminate a variety of existing flood insurance subsidies and calls for a number of changes in how the program operates. The new rates will reflect the full flood risk of an insured building, and some insurance subsidies and discounts will be phased out and eventually eliminated. Rates on almost all buildings that are, or will be, in Special Flood Hazard Areas (SFHAs) will be revised over time to reflect full flood risks. Based on various conditions set forth in the law, subsidies and grandfathered rates will be eliminated for most properties in the future.

Effective on January 1, 2013, flood insurance policy rates for some older non-primary residences in SFHAs that received subsidized rates based on their "pre-Flood Insurance Rate Map" (pre-FIRM) status will increase by 25 percent a year until they reflect the full-risk rate. A pre-FIRM building is one that was built before the community's first flood map became effective and has not been substantially damaged or improved. If the building will be lived in for less than 80 percent of the policy year, it is considered to be a non-primary residence. [Click here](#) to read a National Flood Insurance Program (NFIP) bulletin that provides additional details around the legislation.

The NFIP will also begin eliminating subsidized premiums for other buildings effective on August 1, 2013, as mandated by Section 100205 of BW-12. Key changes include:

- Subsidies will be phased out for severe repetitive loss properties consisting of 1-4 residences, business properties, and properties that have incurred flood-related damages where claims payments exceed the fair market value of the property.
- Properties with subsidized rates will move directly to full-risk rates after a sale of the property or after the policy has lapsed.
- New policies will be issued at full-risk rates.

Note that policyholders should be aware that allowing a policy to lapse could be costly. A new application will be required and full-risk rates will take effect.

Attention All Municipal Land Use Officials
Don't Forget to Spring Forward on your Land Use Training



The Schoharie County Planning and Development Agency Invites You to Attend

“It’s Not All About Transportation”

An Evening Workshop Presented by Steve Munson and Mark Grainer
from the Policy and Planning Division of the New York State Department of Transportation

Please join us in learning how the relationship between transportation, land-use, and the overall quality of life widely varies from one community to another. While also learning about the common themes that connect us by drawing on examples from communities in Schoharie and those similar to Schoharie.

This workshop will discuss some of these common themes in three contexts:

- Understanding some of the lesser known but important relationships
 - Avoiding common mistakes
- Integrating land-use and transportation in planning and management

MONDAY, MARCH 11, 2013

6:30 PM – 8:30 PM

**Cornell Cooperative Extension, 173 South Grand Street, Cobleskill,
New York 12043**

SPACE IS LIMITED & REGISTRATION IS REQUIRED

Please call the Schoharie County Planning
at (518)-295-8770 by March 8, 2013 to register

NO FEE IS REQUIRED TO ATTEND THIS EVENT





“Applications for land to be considered for inclusion to an existing agricultural district will be accepted at the Schoharie County Planning and Development Agency anytime from now until February 28, 2013.”



Annual Open Enrollment Period for Agricultural Districts

The Schoharie County Agriculture and Farmland Protection Board is pleased to announce that the annual Agricultural Districts Open Enrollment Period has begun. Applications for land to be considered for inclusion to an existing county agricultural district will be accepted at the Schoharie County Planning and Development Agency anytime from now until February 28, 2013.

The annual enrollment period allows landowners to submit applications for viable agricultural land to become part of one of the four existing agricultural districts in Schoharie County. Recognized statewide as a valuable tool for keeping land in active agricultural production, the agricultural districts open enrollment program has been identified as a priority strategy to encourage continued agricultural land use in the adopted Town of Wright Agriculture and Farmland Protection Plan, and in the draft plans of the Towns of Carlisle, Cobleskill and Seward.

The purpose of agricultural districting is to encourage the continued use of farmland for agricultural production. The program is based on a combination of landowner incentives and protections, all of which are designed to forestall the conversion of farmland to non-agricultural uses. Included in these benefits are preferential real property tax treatment (agricultural assessment and special benefit assessment), and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.

The applications will be reviewed by the County Agriculture and Farmland Protection Board and the recommended parcel additions will be made to the County Board of Supervisors for their consideration. A public hearing will be held at a regularly scheduled meeting of the County Board of Supervisors', and then final recommendations for parcel inclusion will be sent to the Commissioner of Agriculture for approval.

Schoharie County landowners interested in enrolling land into the agricultural district may request an application from Zach Thompson of the Schoharie County Planning and Development Agency, located at 276 Main Street – Suite 2 / PO Box 396 in Schoharie. Come visit, call 518-295-8770 or email zacharythompson@co.schoharie.ny.us.



“The national media exposure Schoharie County received after the flood has highlighted the sense of community we have locally [and] created a great deal of interest from new potential businesses.”



Making Schoharie County Even Better

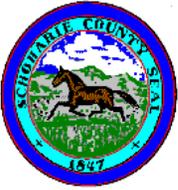
Hard work and dedication does pay off. Schoharie County made great strides in 2012 towards creating our new normal. Businesses reopened and welcomed back employees. Buildings were resurrected and became more energy efficient and healthier working environments. The combination of State, local and private assistance helped to create a business-friendly atmosphere committed to recovery.

National Grid has stepped up to the plate to aid in the rehabilitation of those businesses impacted by Irene and Lee. These tax free grants aid the building owners, farms and municipalities in paying for construction related costs. To date, Schoharie County businesses have been awarded over \$1.6 million in reconstruction grants. To aid additional businesses, National Grid also created an interest free Bridge Loan program. Moving forward, National Grid is committed to Main Street Revitalization – especially for currently vacant buildings. If you are aware of a businesses looking to purchase a currently vacant commercial property, please contact Schoharie County Planning and Development to learn how to apply to this program.



In December, Schoharie County was awarded over \$875,000 from the State through the Consolidated Funding Application. These funds will be used to continue to grow the agriculture and tourism industries within Schoharie County. The State has seen the remarkable work being done throughout the County and wants to support those efforts in any shape possible. The details of the funds are being finalized. Stay tuned for application dates and program guidelines.

The plethora of funding opportunities associated with the flood recovery are all beginning to close out. Schoharie County businesses were able to retain over 150 jobs that would have been lost with the flood. The national media exposure Schoharie County received after the flood has highlighted the sense of community we have locally. This has created a great deal of interest from new potential businesses. Schoharie County saw more than five new businesses enter its borders in the past twelve months. Howe Caverns has continued to expand and create employment opportunities. Cobleskill will be breaking ground in 2013 to develop municipal water and sewer to increase the business corridor of that town. All of this makes it a very exciting time to be a business in Schoharie County!



**SCHOHARIE COUNTY PLANNING
AND DEVELOPMENT**

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**See our updated
website at:**

<http://www.schohariecounty.gov/CountyWebSite/Planning/planningservices.html>

“Agriculture Production & Processing - Help Make It Happen!”

A special one-day educational opportunity for municipal officials, farmers, economic developers, and planners. (Eligible for Local Board Training Credit). Herkimer County Community College, Herkimer, NY. Registration 8:00 – 9:00am; Conference 9:00am-3:45pm.

Keynote Speaker: David Cole - “The Explosion of the Dairy Value Added Products Industry – Impacts and Opportunities.” David Cole is a consultant, formerly Commissioner of the Maine Department of Transportation and CEO of the Eastern Maine Development Corporation; author of “The Rise of the Greek Yogurt Industry in Central New York” - September 2012. Alicia Terry, moderator, Schoharie County Planning & Development.

Plenary Sessions:

- Food Hubs – A Fad That Should Not Fade: Panel discussion with Jim Barham, USDA; Pat Hooker, ESD; and Becca Jablonski, PhD Candidate, Cornell University; Beth McKellips, moderator.
- Farm Brewery Legislature Opens Doors to Central NY Hops Production: Panel discussion with Steve Miller, NYS Hops Specialist; Dave Katleski, Owner of Empire Brewing; and Rick Pedersen, Hop Grower, Pedersen Farms, Inc; Bernie Armata, moderator.
- How Your Community can Benefit from Cleaner Greener Grants Program: David Weeks and Bob Singer, Ecology & Environment, Inc., Mohawk Valley Regional Sustainability Plan; David Cox, moderator.
- Utilizing Renewable Resources through Municipal Examples: Panel discussion with Charlie Niebling, New England Wood Pellets; Myron Thurston, Supervisor, Town of Vernon, Oneida County; and Gary Ramsey, Enchanted Forest Water Safari, Old Forge; Marty Broccoli, moderator.

This program is produced by the Central NY Ag Council (CNYAC), known formerly as the Mohawk Valley - Leatherstocking Agricultural Region (MVLAR). For information or to register contact the Center for Agricultural Development & Entrepreneurship (CADE) at info@cadefarms.org.

The Planning & Development Agency is a County department dedicated to assist our communities as they grow and prosper. We provide information to municipalities about federal, state, and local land use laws, coordinate permitting procedures and county review, provide technical assistance, and help procure grants and other assistance.