

The Schoharie County Planning Commission

Why is there a Schoharie County Planning Commission? New York State General Municipal Law, Article 12B, Section 239 established the right for counties to create a county planning board (commission). The intent of a county planning board (commission) is to review actions that may have county-wide or inter-community impacts.

What is the Schoharie County Planning Commission's role in local planning? The Schoharie County Planning Commission has the opportunity to *review* those development proposals that *might* have significant effects beyond village or town boundaries. According to General Municipal Law, Section 239L, the Schoharie County Planning Commission for every referral considers the following potential impacts:

- Overall impacts to the community;
- Impacts on policies and comprehensive plans;
- Protection of community character;
 - Land use compatibility;
- Traffic impacts and effects on existing infrastructure and emergency services;
 - Drainage;
- Impacts on existing and proposed county or state institutions.

Who is the Schoharie County Planning Commission?: The Schoharie County Planning Commission consists of eleven (11) volunteer members appointed by the Schoharie County Board of Supervisors. Each member serves a three-year term and brings expertise related to planning and zoning that will ensure a comprehensive review of proposed actions. The Commission strives hard to find members that will accurately depict our County including: farmers, business owners, attorneys, ZBA members, and Planning Board members.

What actions need to be referred?

- Special Use Permits;
 - Site Plans;
 - Subdivisions;
 - Use Variances;
 - Area Variances;
- Comprehensive Plans (adoption and amendments);
 - Local Laws (adoption and amendments).

Is the proposed action 500 feet from the following? If yes, then it needs to be referred.....

- Boundary of a city, town, or village;
- Boundary of an existing or proposed state park or other recreation area;
- Right-of-way of any existing or proposed county or state parkway, road, or highway, or county owned drainage channel;
- Existing or proposed boundary of any county or state land on which a public building or institution is located;
 - Boundary of a farm operation located in an agricultural district.

What is a Complete Referral to the County Planning Commission?

- The Schoharie County Planning Commission Referral Form;
- Description of proposed action which provides enough information that allows the Schoharie County Planning Commission to properly evaluate all potential impacts;
 - Copies of all maps, plans, and documents submitted to the referring body;
- Completed SEQR documents and if applicable, back up documentation used by the municipality to make a SEQR determination;
 - Copy of any applications submitted to the referring body;
- Copy of the full text of the ordinance or local law proposed, adopted, or amended (unless current document is already on file).

Agricultural Districts:

If the project is within an agricultural district or on property within the boundaries within 500 feet of a farm operation located in an agricultural district an “Agricultural Data Statement” is required.

Notice to Adjacent Municipalities:

If a project is located within 500 feet of a municipal boundary, then the local board must provide notice to the clerk of the adjacent municipality of the date of the public hearing at least ten (10) days prior to such hearing.

Report of Final Action:

The local board is required by the New York State General Municipal Law to file a report of final action with the Schoharie County Planning Commission within thirty (30) days of its action.

Please find all necessary forms that need to be submitted below:

Schoharie County Planning Commission Referral Form
Schoharie County Notice of Final Action Form
Schoharie County Agricultural Data Statement