

Planning Board Meeting
Village of Schuylerville
February 22, 2021

RECAP OF MEETING

ATTENDEES:

Bob Foster, Chair
Ronnie Myers, Member
Leona Colvin, Member
Bruce Ricketson, Member
Darren DeMarco, Member
Anna Welfley, Recording Secretary
Several Members of the Public

Meeting was called to order by Chair Foster at 6:30 PM

Application from Frank Merrill – Revised plans were reviewed regarding subdivision of his property. Leona Colvin motioned to approve the plan as revised, Ronnie Myers seconded, all Ayes. Motion passed.

Preliminary Proposal for Basin Grille was presented by Chip Lawrence and Jeff Walker to add an event venue and housing on the “Island” at the Schuyler Yacht Basin. No documents were presented and applicant stated this was a very preliminary concept discussion. The event venue being considered would be about 3-4,000 square feet in an area where there are currently 9 RV spaces. The venue would be a barn-type structure with parking. Overflow parking would be accommodated at the Basin Grille restaurant parking. Environmental reviews have been conducted regarding flood plain and bedrock considerations. The applicant showed pictures of another property as a “vision” – it was a single story facility with perhaps a balcony with a loft for wedding photo opportunities.

Bob Foster stated that the project as proposed would require a great deal of oversight due to flood plain and applicant would need to work closely with Code Enforcement. He asked if it was intended to use the facility year round – the applicant responded that was the plan.

Applicant discussed potential for small houses. They would be constructed with 8x20 containers. Electric and sewer is already in place at location being considered. Each unit would have a small deck and there would be shared propane grills. Bob Foster stated that pathways, lighting, signage and other property-related issues would all need to be reviewed. Applicant stated that they intended to present plans in time for the next meeting, March 15th. They would like to go forward with the housing in late April/early May.

Final discussion for 231 Broad Street conversion from Single Family home to five micro apartments took place. Owner’s representatives David Amico and Jonathan Shaw were present. Shaw stated that initial process for this project began in April of 2019. In January 2020, storm

water management engineering was provided. He stated that this was not required as the project does not meet the size threshold, but the effort was made for the neighbors. The parking was reduced to seven spaces and the units down from six to five. He stated that micro apartments would not create an overburden of guests due to the size of the units.

Trash storage was addressed – residents will bring trash to curb each week and there will be a facility manager on the site routinely to keep the property well kept. Shaw stated that the “lockdown order” changed the public hearing with was held in September. Resignations of two Planning Board members delayed the vote.

Jonathan Schapf stated for the record that a letter was sent to the Village Board regarding the Planning Board’s legal obligation. The applicant has made a good faith effort to resolve any issues and no modifications have been requested.

Chair Foster polled the membership to determine their willingness to move forward. Ronnie Myers, Darren DeMarco, Leona Colvin responded they were ready; Bruce Ricketson abstained.

Ronnie Myers motioned for approval, Leona Colvin seconded motion, Myers, Colvin and Bob Foster voted Aye, Darren DeMarco voted Nay. Motion passed.

Meeting Adjourned following vote with no further action.