

# VILLAGE OF SCHUYLERVILLE PLANNING BOARD MINUTES

January 22, 2024

The Village of Schuylerville Planning Board met for its regular meeting on Monday, January 22, 2024 at the Village Municipal Center at 6:30pm. Members present were Chairman Michael Patterson, Members, Ronnie Myers, Sean Healy, Patti Smola, Ed Carr, Alternate Cassie Wilusz and Secretary Helene Patterson.

## BUSINESS AND MEMBER TOPICS:

- 13 Ferry Street Single Family Home: Chairman Patterson stated that he received a letter from NYS Parks, Recreation and Historic Preservation stating they have rescinded their prior recommendation for a Phase IA/IB Archaeological Survey for 13 Ferry Street. Mr. Liptak was not present yet had been notified via email with a copy of the attached letter from NYS Parks, Recreation and Historic Preservation's decision by Chairman Patterson. **Member Healy made a motion to approve Site Plan application to proceed with construction at 13 Ferry Street. Seconded by Member Smola. All Ayes, motion carried 6-0.**
- 78 Broad Street Smoke and Supply Store: Site Plan Review was re- submitted with corrections per board from November's meeting. Chairman Patterson asked Mr. Alnamer if he is applying for a sign for 78 Broad Street business. Mr. Alnamer stated he had changed the color and lettering to comply with Village Zoning Code and submitted a printout of the sample sign. Chairman Patterson also stated that an email was received from Adam Myers, Code Enforcement Officer stating that a Fire/Safety Inspection for 76-78 Broad Street was conducted on January 3, 2024, and the owner was compliant per NYS Fire Code and any additional information may be requested from Code Enforcement Officer Myers directly. Adam Myers, CFO will deliver the report and a CO to the Village Office the next day. Chairman Patterson asked if any board members had any questions or concerns regarding the application. Member Alternate Member Wulisz stated that CBD licenses were regulated by the state and not under our jurisdiction. **Member Smola made a motion to approve the Site Plan application for the business to open. Seconded by Member Healy. All Ayes, motion carried 6-0**  
Mr. Alnamer brought up his sign sample. Secretary Patterson directed Mr. Alnamer to the Zoning Code Law online to ensure sign would meet the requirements and specifications and then present to the board for approval. Mr. Alnamer asked about the colors of the sign from his sample. The board all agreed that the colors and composition were in conformity with the other business signs in the Historic District. Chairman Patterson reiterated that the business could open and operate but no sign can be hung until it is approved by the board according to the Zoning Code Law specifications.

- 120 Broad Street Restaurant: Justin Orozco introduced himself and his business plan for 120 Broad Street (previously Gepettos Restaurant) He will be opening another restaurant – pub style. Mr. Orozco presented the board with a mock sign designed by Ed Smith that would have the same specifications and dimensions as the old Gepettos sign. Discussion followed as to if the sign would be “grandfathered” from the previous restaurant sign dimensions. Member Smola pointed Mr. Orozco to the Zoning Code Law on the Village Website for information regarding sign specifications. Parking and hours of operation were discussed. Members decided there were no issues that they were aware of due to businesses in the immediate area being open mostly during the day and the restaurant would open after 4:00pm. Mr. Orozco stated he was hoping to be open pending his liquor license approval by March. Member Wulisz suggested that Mr. Orozco take care of Planning Board approval first so he would be ready to open. Secretary Patterson requested that any paperwork that needed to be approved by the Planning Board be submitted two weeks prior to the meeting. Chairman Patterson stated that the 3<sup>rd</sup> Monday in February is the 19<sup>th</sup>, Presidents Day; the board decided to move the meeting the following Monday February 26<sup>th</sup>.
- Chair Patterson presented the Public Hearing minutes and the Regular meeting minutes from November 20, 2023, to the board for review and asked if there were any questions or concerns. **Member Carr made a motion to accept the November 20<sup>th</sup> Public Hearing minutes and November 20<sup>th</sup> Regular meeting minutes. Seconded by Member Smola. All Ayes, motion carried 6-0.**
- Chairman Patterson announced that he would be attending the February 5<sup>th</sup> Village Board meeting to present the Change of Use/Tenant and Sign application forms and Sign fees of first sign for \$100 and the second sign \$50 that the Planning Board approved at the November meeting for the Village Board to approve and move forward with.
- Chairman Patterson also stated he had a brief conversation with an Attorney, Karla Williams Buettner, Esq. from Bartlett, Pontiff, Stewart & Rhodes, P.C. for representation (of the Planning Board) and that he is waiting for a proposal for fees. She had not replied yet. Discussion followed. Member Smola stated that the Village Attorney was willing to answer questions and work with the Planning Board. The Village Attorney suggested getting a quote for billable hours in the event of a legal issue that he could not represent to the Planning Board. Member Myers suggested reaching out to her again because of the holidays.
- Member Myers asked if a fee was discussed about the Change of Use/Tenant. She mentioned that there was a fee schedule introduced a few years ago for Site Plan review. Secretary Patterson stated she received that, and that 78 Broad Street had paid the fee per the schedule.
- Secretary Patterson relayed emailed from Village Attorney asking the Planning Board as to the purpose of the Change of Use/Tenant form when there is no change of use. The Board discussed the purpose of the proposed form. Resident/Zoning Chair, Leona Colvin mention that proposed forms should be available for the public to review. Much

discussion followed. Chairman Patterson stated that presenting the proposed forms before the Village Board would be tabled until March.

- **Member Myers made a motion to adjourn the meeting. Seconded by Member Healy. All Ayes, motion carried 6-0. Meeting adjourned at 7:40pm.**

*Respectfully submitted,*  
*Helene Patterson, Planning Board Secretary*