

VILLAGE OF SCHUYLERVILLE
PLANNING BOARD
MINUTES
July 15, 2024

The Village of Schuylerville Planning Board met for its regular meeting on Monday, July 15, 2024, at the Village Municipal Center at 6:30pm. Members present were Chairman Michael Patterson, Members, Sean Healy, Ed Carr, and Secretary Helene Patterson. Member Patti Smola and Alternate Cassie Wilusz were absent.

June 17, 2024 minutes were reviewed by the board. Chairman Patterson asked for a motion to accept the minutes with the following correction: Gil Albert, Town of Saratoga CEO, issued the initial building permit in June 2020. (Originally read: *Gil Albert, Town of Saratoga CEO, did the initial inspection in June 2020.*) **Member Healy made a motion to approve the June 17, 2024 minutes. Seconded by Member Carr. All Ayes, motion carried 3-0.**

- **NEW BUSINESS:**

- 106 Broad Street – Mama Bear’s Diner – Ashley Comeaux. Ms. Comeaux submitted a Change of Tenant application and Sign application and \$100 application fee. Ms. Comeaux requested to keep the original sign hanging out front (currently “Sweeny’s”) and only change the lettering as to not disrupt the hardware attached to the building. Chair Patterson explained that the current sign is 24 sq feet, does not meet the current zoning code on Broad Street (Historic District), however it is “grandfathered”. Chair Patterson stated that in order to keep the original 24 sq foot sign, Ms. Comeaux would have to apply for a Special Permit and there would need to be a public hearing before the Planning Board could vote on approval; Or take down the current sign and have a new sign installed, per zoning code of 12 sq foot with still using the original hardware attached to the building. Discussion followed as to the sign options. Ms. Comeaux amended her sign application to reflect a change to request approval for a 12 sq foot sign. **Member Healy made a motion to approve the sign application as presented. Seconded by Member Carr. All Ayes, motion carried 3-0.**

- **COMMUNICATIONS/OLD BUSINESS**

- 48 Church Street - Chairman Patterson gave an update as to the status of Special Use Permit application, the building permit and timeline of process before final determination by Planning Board.

Saratoga County Planning Board responded to the Special Use Permit and Referral submitted by Chair Pattersen as follows: Determined no significant County wide or intercommunity impact. There were several items that were missing from the application that needed to be addressed. Chair Patterson forwarded the information to Ms. Woodard so she is aware of what is required before a public hearing can be held. There is an active building

permit so construction can continue. Village DPW Supervisor has been onsite to weigh in on the driveway/parking lot issue in the alley (Walnut Lane). Discussion on the installation of the installation of parking area followed. Neighbor, Michelle Starowicz, from 151 Broad Street, expressed concerned regarding the drainage and potential damage to her barn structure that is situated next to the new construction on Walnut Lane. Chair Patterson stated that was addressed by the County Planning Board as part of their response that was forwarded to Ms. Woodard. Chair Patterson also stated that he will have to submit the Short environmental assessment review form to the Saratoga County Planning Board on this property. Ms. Starowitz thanked the board for addressing her questions and concerns.

- Secretary Patterson made mention of the two vacant Planning Board positions and recruiting board members. Member Healy suggested asking Mayor Carpenter to post on the Community Facebook page. Member Carr suggested sending out a notice with the next Village billing. Secretary Patterson also reminded the board that there was a Federation Planning Board training session available in October at Hudson Valley Community College - previously sent to board members via email.
- Chairman Patterson announced the next Planning Board meeting will be held Monday August 19, 2024 at 6:30pm.
- **Member Carr made a motion to adjourn the meeting. Seconded by Member Healy. All Ayes, motion carried 3-0. Meeting adjourned.**

*Respectfully submitted,
Helene Patterson, Planning Board Secretary*