VILLAGE OF SCHUYLERVILLE

PLANNING BOARD

MINUTES

April 21, 2025

The Village of Schuylerville Planning Board met for its regular meeting on Monday April 21, 2025 at the Village Municipal Center at 6:30pm. Members present were Chairman Michael Patterson, Members, Ed Carr, Susan Rhoades, Patti Smola, Sean Healy, Alternate Member BriAnne Mulligan and Secretary Helene Patterson. Alternate Member Cassie Wilusz was absent.

March 17, 2025 minutes were reviewed by the board. Chairman Patterson asked for a motion to accept the minutes as written. **Member Smola made a motion to approve the March 17, 2025 minutes. Seconded by Alternate Member Mulligan. All Ayes, motion carried 6-0.**

PUBLIC COMMENT: Chairman Patterson welcomed Anton Prusakov, business owner of Rush N’ Wrenches.

COMMUNICATIONS: Chairman Patterson stated that Adam Myers, Code Enforcement Officer has resigned due to his work schedule. In the interim, when a Code Enforcement Officer is needed, Cory Heyman at the Village Office should be contacted. The Village has arranged for the Village of Victory CEO or the Town of Saratoga CEO to cover the needs of Schuylerville until a replacement is hired.

Chairman Patterson has heard from the sign company (A.J. Sign Co. of Burnt Hills, NY) contracted by Arrow Bank. They have asked for a variance and were directed by the Chair to the Zoning Board of Appeals.

OLD BUSINESS: Chairman Patterson stated he contacted Member Cassie Wulisz regarding her Planning Board Member status. Ms. Wulisz stated that, at this time, between family obligations and business obligations, she felt it was better to step down from her position on the Planning Board. The board expressed how thankful they were for the time Cassie Wulisz was on the board. Chairman Patterson will reach out to Mayor Carpenter to inform him of the vacancy.

NEW BUSINESS: Mr. Anton Prusakov of Rush N’ Wrenches put in a Change of Use/Tenant application and site plan for 165-167 Broad Street (Formerly Joe Mayer’s auto shop) . Mr. Prusakov stated that he is currently a mobile automotive repair business, fully insured, and has purchased the building at 165-167 Broad street which is also now insured as an auto repair shop. Mr. Prusakov relayed information regarding his current automotive repair business and customer base and that he is looking to expand to “brick and mortar” in addition to continuing mobile repair services. Member Smola asked Mr. Prusakov if he was aware of any prior spillage or were there underground gas tanks. Mr. Prusakov stated that they have had testing regarding spillage and no significant spillage or oil or other auto-related fluid. No gas tanks underground as prior to Mayer’s automotive, the property was residential. The property was never a gas station. Chairman Patterson asked if Mr. Prusakov had been in touch with Code Enforcement Officer Myers. He stated that the CEO had been in touch regarding the need for exit signage; other upgrades for electric and building are in progress. Chairman Patterson stated that in addition to the site plan that was submitted, a short Environmental Assessment form needs to be filled out by Mr. Prusakov and the Chairman (which the Chairman supplied to Mr.Prusakov). Chairman Patterson also suggested, assuming there would be new signs for the business, a sign application would need to be submitted and to review the Village Zoning Code on the Village website for information regarding sign specifications. Mrs. Prusakov asked questions about any restrictions regarding the façade of the building. The board referred them to the Village Zoning Code. The property is in the business district , but not in the historic district. They were also advised that the contact for any building permits regarding building improvements would be through the Village office. Any paperwork or documents and applicable fees, need to be submitted to the Planning Board via the Village Office two weeks prior to the date of the meeting.

Chairman Patterson announced there was no new information concerning grant project money awards on the NY Forward website.

Member Smola asked the board members if there was an interest in changing the Planning Board meeting to another night during the week as there are many other meetings of interest, siting the Water Board meeting specifically, which falls on the third Monday of the month. Discussion followed regarding potential schedule conflicts and it was agreed that the Planning Board meetings will continue to be held the third Monday of the month.

Chairman Patterson and Member Smola shared that they attended the April Village Board meeting. They were informed that potential appeals submitted for the Zoning Board of Appeals should be directed to the Village Office initially and not to the ZBA Chairman Ricketson. An Application for Appeal form was presented to the Village Board and approved. Member Smola encouraged all to attend the Village meeting as they are very informative.

Chairman Patterson announced the next Village Planning Board meeting will be held on Monday May 19, 2025 at 6:30pm.

**Member Smola made a motion to adjourn. Seconded by Alternate Member Mulligan. All Ayes, motion carried 6-0.**

Respectfully submitted,

Helene Patterson

Planning Board Secretary