

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

April 5, 2021 7:00 p.m.

Village Hall and Zoom

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:10 p.m.

Attendance: Planning Board Members – Eric Buskirk, Gregg Zeman, Tim Goyette, Jesus Santiago, Jeff Parry, Board of Trustees Liaison George Solotruck, Village Attorney Lydia Marola, Building Inspector Luis Aguero

Voting members: Eric Buskirk, Gregg Zeman, Tim Goyette, Jesus Santiago, Jeff Parry

Excused: Alternate Member Bryan Reed

Minutes of the Planning Board meeting held November 2, 2020:

Motion: by Gregg Zeman; Seconded by Eric Buskirk;

That the minutes of the November 2, 2020 Planning Board meeting are hereby approved.

All in favor.

Abstained: Jeff Parry

Minutes of the Planning Board meeting held March 1, 2021:

Motion: by Gregg Zeman; Seconded by Eric Buskirk;

That the minutes of the March 1, 2021 Planning Board meeting are hereby approved.

All in favor.

204, 206, 208 Mohawk Avenue & 125 James Street– Stewart’s Shops

Building Inspector Luis Aguero stated to the Planning Board that he has not seen these plans prior to tonight’s meeting. Representative Chris Potter was in attendance to present the site plan application for the properties located at 204, 206, 208 Mohawk Avenue and 125 James Street. After discussion during the last special Planning Board meeting, the applicant has returned with several different layout options as requested, however the applicant still feels that the original layout is their best and only option that works for them. The reason for this is because the other options either require the existing shop to close during construction and/or do not leave enough room for site access to gas pumps. The applicant was also unable to add an ice cream walk-up window because of the interior layout and location of restrooms. The Planning Board members were generally disappointed that the applicant could not find a solution that reflected their comments from the last meeting and discussed this at length with the applicant. Some of the items the Planning Board requests are:

- Traffic Study
- Building Façade to comply with Design Guidelines
- Proposed gas canopy setback at 20 feet
- Detailed site plan for the proposed Police Parking Lot on James Street

The Planning Board also asked the application for information on the increase of customer traffic with the installation of gas pumps. The applicant stated there would be an approximate increase of 19 new customer trips at peak hour with the existing data being at 37 trips and the new data estimating 56. The Village of Scotia Traffic Safety Committee has already reviewed the initial proposal and was not in favor. Chair Eric Buskirk suggested to the applicant to request a second review with the Traffic Safety Committee to discuss the proposal in detail.

The applicant would like to know from the Board if the present site layout is acceptable in order to move forward with the plans. The Planning Board is not unanimously in favor of the proposal; however, members are hopeful that the board and the applicant can arrive on a plan that can ultimately be approved. The applicant will return with the requested items for a future meeting and will plan to hold a public hearing in the future as well.

Training Status Report:

Current Training Hours: Eric Buskrik: -3.5
 Jesus Santiago: -3
 Gregg Zeman: 1
 Tim Goyette: -3
 Jeff Parry: -1.5
 Alternate Bryan Reed: -3

New Business:

Chair Eric Buskirk and member Gregg Zeman discussed the “bump outs” proposal with the Village Traffic Safety Committee. The Committee’s opinion of the concept was favorable and will move on to be discussed with the Board of Trustees.

Old Business:

The previously approved site plan for 302-306 Mohawk Avenue will not be moving forward. The applicant will be required to return for a new site plan review to approve changes that are being made to the previously approved version.

Adjournment:

Motion: By Eric Buskirk; seconded by Jeff Parry;
To adjourn meeting at 9:09 pm.
All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk