

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

March 1, 2021 7:00 p.m.

Village Hall and Zoom

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:03 p.m.

Attendance: Planning Board Members – Eric Buskirk, Gregg Zeman, Tim Goyette, Jesus Santiago, Jeff Parry, Alternate Member Bryan Reed, 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

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

Tabled

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

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. The applicant is proposing to demolish the existing residential buildings located at 206 and 208 Mohawk in order to construct a new Stewart’s building. The applicant would also acquire the property currently owned by the Village as the Police Parking lot and in exchange demolish the residence located at 125 James Street to create a new parking lot for the Scotia Police Department. The new proposed building is approximately 3,975 sq. ft and includes a 20’x70’ gas canopy with three dispensers. A grading or drainage plan has not yet been provided, however the applicant states that there will be an approximate six-foot retaining wall at the rear of the site. These plans shall be included in future submissions. The site plan reflects 23 parking spaces. The Planning Board discussed removing some parking to enhance pedestrian and traffic safety, as well as to better comply with the Design Guidelines relating to mass parking lots. The Planning Board also asked the applicant if a traffic study has been performed at this site. The applicant replied that this has not been done at this time, however they can provide a copy of a study that was performed at a similar site in another location. This plan will be reviewed by the Village of Scotia Traffic Safety Committee. The orientation of the building also poses traffic concerns. Exiting traffic onto Mohawk Avenue is very close to intersection which will likely cause a backup in traffic, especially with use of large delivery trucks. A variance would also be needed for the proposed 10-foot setback. The Planning Board would like the applicant to present a plan where the building would be within the 0 or 20-foot setbacks as stated in Village Code. Additional concerns by the board are that the building design and scale are also not compliant with the Design Guidelines and asked the applicant to provide additional proposals that have a more urban design and support the Village’s concepts for walkability. This request also includes adding a walk-up ice cream window to encourage pedestrian traffic. Chair Eric Buskirk listed the following items that the Planning Board would like to see revised to better meet the Design Guidelines:

- Building Design to mimic 2-stories
- Façade variation
- Orientation/setback
- Mass parking lot
- Added landscaping

Street lighting to match existing light poles will be installed. Additional building lighting is also proposed. There are no freestanding signs proposed, however wall mount building signs will be installed. Gas prices will be displayed on the pumps.

The proposed parking lot to house the Police Department vehicles is to be located at 125 James Street. The entrance and exit will be located at John Street. There has not been discussion yet

between the applicant and the Village Police Chief regarding specific needs for lighting, fencing, etc., however these plans will be developed according to the departments needs. The Village Board of Trustees has already approved the land swap agreement. The Planning Board largely agrees that the location of this proposed lot is inappropriate for a residential setting and has concerns for neighborhood quality of life and the long-term effect of the proposed lot.

Chair Eric Buskirk proposes that the Planning Board schedule a working meeting in two weeks to discuss this proposal and provide additional feedback and detailed specifics. The Building Inspector also added that the site plan must include replacement of the sidewalk extending the full length of the site as well as the corner ramp.

Training Status Report:

Current Training Hours: Eric Buskrik: -3.5
Jesus Santiago: 0
Gregg Zeman: 1
Tim Goyette: -4
Jeff Parry-1.5
Alternate Bryan Reed: -12

New Business:

There is a new deli/convenience store located at 104 Mohawk Avenue.

The previously reviewed site plan application for 102 Mohawk Avenue which originally included a local pizza shop is now, once again available. The pizza shop will no longer be moving to that location.

Chair Eric Buskirk spoke about the streetscapes concept which includes “bump outs”. One of the local restaurants has expressed interest in this concept and would like to explore a trial. This will be discussed at the next Board of Trustees meeting and with the Traffic Safety Committee.

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 Gregg Zeman; seconded by Eric Buskirk;

To adjourn meeting at 8:41 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk