VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
March 22, 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, 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

204, 206, 208 Mohawk Avenue & 125 James Street– Stewart's Shops
The Planning Board was presented with a site plan application for the properties located at 204, 206, 208 Mohawk Avenue and 125 James Street during the March 1, 2021 by Stewarts Shops to construct a new shop and demolish a home at 125 James Street to house the Police Parking Lot. The Planning Board is holding a special working meeting to discuss the proposal in further detail.

Planning Board Gregg Zeman feels that the proposed building in not in keeping with the character of the Village and would like the applicant to present a building proposal that has a more urban look as described in the Village Design Guidelines. He also would like to see a traffic study, as this is a heavily populated corner in the downtown part of the Village. Mr. Zeman also would like to explore other options for the Police Parking Lot, as he does not feel that it is appropriate in middle of a residential area.

Member Jeff Parry would like to determine whether the project is even desirable at all if the future plan for the Village is to retain its character. Mr. Parry would like to achieve an architecturally interesting and pedestrian friendly environment that promotes walking for "downtown" Scotia.

Member Gregg Zeman provided an example document showing the Stewarts Shop in Troy. He would like the applicant to present a building option similar to this building with gas pumps located on the rear of the site.

Member Jeff Parry questions whether it is necessary to have three separate gas stations within a 1.5 mile stretch on Mohawk Avenue, as it better prioritizes vehicular traffic rather than pedestrian traffic.

Member Gregg Zeman would like to see a study from the applicant showing the need for gas pumps, as historically there were gas pumps at this site that were at one time removed.

Chair Eric Buskirk asked the applicant if the plan that was initially presented was the standard Stewarts design or if it was tailored to the Village's character. The applicant stated that this was a standard look for the company, but feels that it does meet the Village's criteria for setbacks and walkability. The architectural design of the building can be changed, however if the Board agrees that another gas station is not desired then they will not move forward with the project.

The Board discussed the feasibility of placing the gas pumps on the backside of the lot.

Chair Eric Buskirk also brought up the "massing" concept that is described in the Village Design Guidelines. He asks the applicant if the 4,000 square foot size of the proposed structure is a

necessity. The applicant replied that only a minimal reduction in size would be feasible for them.

Member Jesus Santiago expressed concern for the long-term effect that this project will have on the bump-out concept as well as what will happen to the new Police lot if the Village pursues a new facilities project.

Member Tim Goyette feels that this project will be an overall improvement to the Village. It may not address all of the Village's desires, but it will be a general improvement to what currently exists.

Chair Eric Buskirk asked the applicant if the example site from Hudson, NY would be feasible at this site. The applicant agreed that it may be possible and will present options at a future meeting.

The Board had some discussion with the applicant regarding a second story and possible adding commercial rental space in a second story.

Chair Eric Buskirk also asked the applicant to consider whether it was possible to keep one of the existing buildings to the West of the site to prevent a "massing" effect.

In summary the Planning Board member opinions are as follows:

Chair Eric Buskirk

- Would like to see an urban architectural design for building
- Ice Cream Window with seating outside
- Reducing lot size to the West, save one building
- Reducing size of building
- Does not agree with putting parking lot in residential neighborhood

Gregg Zeman

- Feels building should be at 0' setback and would like to see why gas pumps in back is not possible.
- Would like to save one of the properties to West
- Would like to see a study showing increase in traffic with addition of gas pumps
- Does not agree with putting a parking lot in a residential neighborhood
- Would like to see and urban architectural design for building

Jeff Parry

- 0" setback with seating in front
- Reduce number of gas pumps
- Reduce building footprint

The applicant has yet to discuss specific needs for the parking lot with the Chief of Police. Chair Eric Buskirk asked applicant to obtain this information and provide renderings for next meeting, in addition to the other items that were discussed.

The applicant is open to attending in person meeting in the future if possible.

Chair Eric Buskirk added a New Business item to the discussion.

Bump-outs: The bump-out concept was presented to the Board of Trustees during the last meeting. The BOT was generally in favor of the concept. Eric will be meeting with the Traffic Safety Committee on 3/24/21 to also discuss the concept. Eric is also discussing visuals and

safety features with the Mohawk Taproom which has expressed interested in doing a trial period with the bump-out.

Adjournment:
Motion: By Eric Buskirk; seconded by Gregg Zeman;
To adjourn meeting at 8:39 pm.
All in favor.

Respectively submitted,

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Newe Haile
Village of Scotia Planning Board Clerk