




VILLAGE of SCOTIA
BUILDING & CODE ENFORCEMENT
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Building Inspector, Luis Aguero

Memo

To: Planning Board
From: Luis Aguero, Building/Zoning Officer 
Date: 6/29/2022
Re: Proposal for 217 Mohawk Ave. Converge Church [Site Plan Review and Architectural Review, proposal]

Concerns / thoughts:

1. (RC) (CBD) Retail-Commercial Zoning District and Central Business District rules apply to this location.
2. This is a pre-existing, nonconforming building, of which does not meet our current "Lot area requirements" pertaining to Lot coverage/green space, Yards required, Parking requirements, Off-street loading areas and driveway entrance and exit, found in the "Supplement Regulations".
3. This Use, "Churches places of worship" are permitted upon issuance of a special permit as provided in Article XIV of Chapter 250.
4. Parking will be by way of the adjacent property owned by the First National Bank. They call it community parking. Hours of operation are different.
5. Repairing the exterior of this building has been a multi-year effort by my Office since before this current owner, as its appearance has been nothing less than poor as sections of heavy concrete siding have fallen-off the building as the rusted steel nails holding the siding fails. This is a large building and once sided will be the look of downtown for years to come.
6. A sign permit will be needed, not provided and sizes not provided and the signage shown shall not exceed 60 sq. ft. for a wall sign.
7. Lighting can be more down cast than what is currently shown. No lighting especially at the rear shall extend beyond the property line.
8. Not sure if a dumpster will be utilized, if so, it shall meet the dumpster enclosure requirements.

SCANNED

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9. Regarding the street scape requirements of the CBD, it would be my recommendation to require these ornate lights, trees, bench, trash can and concrete pavers as the PB may require to be included in the proposal but with the understanding that the VOS may remove the pavers and NYS DOT may replace the current public sidewalk and street scape in the next year or so, in accordance to the Scotia Downtown Connections Plan, otherwise the applicant will need to install.

This proposal requires the Clerk(s) of the Board(s) to complete and send a County Zoning Coordination Referral, due to: Site Plan Approval
because the property is located within 500 feet of:
The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway

This proposal will be before the Board for the following reason(s):

Planning Board: Site Plan Approval

To review for compliance to:

1. Section 205-2N. Site plan approval is required to erect or make alterations to non-exempt signs on a property that has undergone any prior site plan approval.
 - A. 205-10. B. After 8 Months (5/12/02) of effective date (9/12/01) of Chapter 205, any property undergoing Site Plan Review or Architectural Review shall have all existing and proposed signs reviewed by the Planning Bd. during such review to determine if each and all signs on the property are in compliance.
2. Section 250-59. Site Plan Approval
 - A. Applicability 250-59.3 with Table I-250-59.3.

Row # 15	Change in exterior appearance, Principal structure
Row # 19	(Changing any features of prior approved Site Plan)
Row # 21,	Any proposals requiring a special use permit
3. For SEQRA approval, short form.

Proposal will need SUP from BOT, so a recommendation is requested from the BOT.

cc: File

SCANNED