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VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
February 6, 2023 7:00 p.m.
Village of Scotia Fire House Meeting Room & ZOOM

Call to Order:
Chair Eric Buskirk called the meeting to order at 7:05 p.m.

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

Minutes of the Planning Board meeting held May 2, 2022:
Tabled

Minutes of the Planning Board meeting held December 5, 2022:
Motion: by Eric Buskirk; Seconded by Tim Goyette;
That the minutes of the December 5, 2022 Planning Board meeting are hereby approved.
All in favor.
Abstained: Gregg Zeman

33 Sacandaga Road - Tye Smith
Representative Tye Smith was in attendance to present the site plan and application for the property located at 33 Sacandaga Road. The applicant wishes to convert the existing building into a 4-unit apartment building. The proposed size of the individual units does not meet Village code and the applicant would require a variance from the Village Zoning Board. The Board discussed the considerations that would be reviewed by the Zoning Board for a variance review with the applicant and he will review his plans and decide whether it would be more effective to reduce the number of units, rather than request a zoning variance. The Planning Board did continue with the site plan review and did not have any additional concerns with the application. The applicant will follow up with the Building Inspector to move forward.

Glenview Drive & Holly Boulevard – John Nolan
Representative Gavin Vuillaume with Environmental Design was in attendance along with owner John Nolan to present the proposal for the new construction of four, single-family homes on the 49-acre area. Approximately half of the area is DEC and Army Corps of Engineers wetlands. Both DEC and Army Corps have provided approvals for the site. The applicant will provide these with future plans. The area is zoned SR-6. The applicant intends to provide 100 feet of a vegetative buffer between existing neighboring properties. The Village of Scotia does own a portion of the frontage on this property. The applicant expressed interested in purchasing that land from the Village in order to expand the cluster of driveway entrances or creating a "private drive". The Village zoning requirements for the frontage are unclear and does not indicate a minimum size. Utilities, water and sewer, and fire hydrant will need to be brought in. Shared driveway will also need to meet fire code requirements.

The individual proposed lot sizes are as follows:
1 & 2 – 1.5 acre
3 – 4.3 acres
4 – 41.2 acres

The applicant will approach the Board of Trustees if they wish to pursue a land purchase. Trustee George Solotruck informed the applicant that the land was being considered for

DRAFT

parklands. A public hearing will need to be held prior to completion of this project. The applicant will move forward and re-visit the board for further review.

Training Status Report:

Current Training Hours:
Eric Buskrik: -7
Jesus Santiago: -1
Gregg Zeman: 0
Tim Goyette: -3.5
Jeff Parry: -9.5
Alternate Bryan Reed: -2

New Business: Chair Eric Buskirk announced that he will be joining the Brownfield Opportunities Area Committee.

Old Business: The approved site plan for Gabriel's Market appears to not be moving forward.
The approved site plan for 302-306 Mohawk Avenue appears to not be moving forward.
There was a recent change of ownership of "Peckham's Place" and renovations are being made.
There is no apparent progress at 133 Vley Road minimart.
The apartments are undergoing renovations at 146 Vley Road.

Adjournment:
Motion: By Eric Buskirk; seconded by Tim Goyette;
To adjourn meeting at 8:14 pm.
All in favor.

Respectively submitted,

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Newe Haile
Village of Scotia Planning Board Clerk

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