

VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
May 6, 2024 7:00 p.m.
Village Hall

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:01 p.m.

Attendance: Planning Board Members – Chair Eric Buskirk, Tim Goyette, Bryan Reed, Building Inspector Luis Agüero, Attorney Lydia Marola Board, of Trustees Liaison George Solotruk

Voting members: Eric Buskirk, Tim Goyette, Bryan Reed

Excused: Jesus Santiago, Gregg Zeman

Approval of June 5, 2023 Meeting minutes: Tabled

Approval of November 6, 2023 Meeting minutes: Tabled

Approval of December 5, 2023 Meeting minutes: Tabled

Minutes of the Special Planning Board meeting held February 26, 2024:

Motion: by Eric Buskirk; Seconded by Bryan Reed;

That the minutes of the February 26, 2024 Special Planning Board meeting are hereby approved. All in favor.

Site Plan Review: 305 Mohawk Avenue by Steven E. Adams

Representative and property owner, Steven Adams was in attendance to present the site plan and application for a parking addition. The site houses a 3-unit apartment building which is in need of additional parking for tenants. The proposed extension will re-surface an existing green area behind the building to add a gravel surface for parking for three cars. The parking area will remain gravel and will not be blacktopped or concrete. Currently there is a retaining wall onsite that is in need of repair. This proposal includes repair and/or replacement of the retaining wall that crosses over the property line with 303 Mohawk Avenue. Both property owners are in agreement to the ownership for the retaining wall, however have not obtained any formal, written statement indicating this agreement. The Planning Board agrees that it would be in appropriate for the board to approve construction on another owner's property and suggested that the two property owners prepare a written statement authorizing that a portion of the retaining wall is to be located on the neighboring property. The applicant agrees and shall provide a copy of such statement to the Building Inspector upon receipt. The Planning Board has no additional concerns with the application.

SEQR Motion: By Eric Buskirk; Seconded by Tim Goyette;

That this project will result in no significant adverse impacts on the environment, and, therefore an environmental statement need not be prepared, and to issue a negative declaration under SEQR.

All in favor

Motion: By Eric Buskirk; Seconded by Bryan Reed;

That the Planning Board hereby approves the application and site plan dated April 3, 2024 for the property located at 305 Mohawk Avenue, with the following contingency: That a written statement between the applicant and the owner of 303 Mohawk Avenue be prepared addressing the installation of the retaining wall for which a copy will be provided to the Building Inspector. All in favor.

Training Status Report:

Current Training Hours: Eric Buskrik: -10
Jesus Santiago: -5
Gregg Zeman: -4
Tim Goyette: -2.5
Alternate Bryan Reed: -6

New Business: Chair Eric Buskirk introduces Joe Malone who was in attendance of this meeting as an interested party for filling the vacant Planning Board Alternate Member seat. The Mayor is in the process of reviewing candidates and an appointment shall be made within the next coming months.

Building Inspector Luis Agüero announced that Jumpin' Jack's has applied for a property addition and will be subject to a site plan review in the next coming months. The application will include review of their existing signage.

Old Business: Building Inspector Luis Agüero informed the board that the owner of 234 Mohawk Avenue has failed to meet the contingencies to their site plan approval which was received in November 2023. Due to a clerical error, the owner was not in receipt of the written approval indicating the contingencies, but has since been issued a formal written description along with a draft copy of the November 6, 2023 Planning Board Meeting minutes. Luis Agüero and Lydia Marola will follow up on the compliance with the property owner.

Adjournment:

Motion: By Eric Buskirk; seconded by Tim Goyette;
To adjourn meeting at 7:45 pm.
All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk

APPROVED October 7, 2024