

VILLAGE OF SCOTIA

Mayor

David J. Bucciferro

Trustees

Heather Gray, Deputy Mayor

Keith Brown

Justin P. Cook

George C. Solotruck

**Clerk-Treasurer**

Maria A. Schmitz

Attorney

Lydia R. Marola

PLANNING BOARD MEETING MINUTES Monday November 4, 2024, 7:00 PM Village Hall

Call to Order & Attendance

Chair Eric Buskirk called the meeting to order at 7:00 pm

Attendance: Planning Board Members Chair Eric Buskirk, Gregg Zeman, Tim Goyette, Joe Mulone, Attorney Lydia Marola, Board of Trustees Liaison George Solotruck

Voting Members: Eric Buskirk, Gregg Zeman, Tim Goyette, Joe Mulone

Excused: Bryan Reed, Jesus Santiago, Building Inspector Luis Aguero

Minutes of the Planning Board Meeting held October 7, 2024

Motion – Eric Buskirk, Gregg Zeman

Approved – All in Favor

SITE PLAN REVIEWS

None

Training Status Report - Nov 2024

Eric Buskirk -9

Bryan Reed -6

Jesus Santiago -5

Gregg Zeman -3

Tim Goyette -2.5

Joe Mulone (Alternate) 0

All members, except alternate, are in deficit. Chair addressed issue and asked that members submit any training to clerk

New Business

None

Old Business

52 Market Street – Project neighbors attended. Neighbors Kris McConville and Matt McMore submitted to the board and members of the Board of Trustees with a petition signed by 44 neighbors who are against the project.

Resident concerns – 14 residents attended meeting. Six did not receive notice of October meeting. Eric and board clerk explained that list of residents was provided by Village Building Inspector. Concerns continue about hazardous waste products, noise, spills, number of employees, Fire Department response.

Planning Board chair met with Village engineer: reviewed area and found minimal increase in traffic. Planning Board chair stated that Fire Department and Police Department will be involved in discussions when a site plan is reviewed by Planning Board. Planning Board chair confirmed with ARC: parking for 70, traffic from CDTA small buses and tractor trailers. Planning Board chair and Mayor reached out to ARC, current owner of building: confirmed they will not return to building. It has been on the market 2 years. George Solotruck, Trustee Liaison, reminded attendees that SEQR, ENCON and other permits still need to be done. Special use permits are approved or denied by the Trustees.

Planning Board chair explained process:

Planning Board recommends site for light industrial and forwards to Board of Trustees for their approval

Board of Trustee approval – applicant submits site plan to Planning Board for review

Board of Trustee denial – applicant denied; no further board action

Planning Board has not received a site plan

Village Attorney, Lydia Marola, confirmed process

This site is zoned light industrial:

Village of Scotia 250_31 Usage in Industrial Area

<https://villageofscotia.org/about-scotia/village-code/>

[Permitted and prohibited uses.](#)

A. Uses permitted. The following uses shall be permitted within all IN Industrial Districts:

(1) Any business use permitted in GB General Business Districts.

B. Uses prohibited.

(1) No dwelling may be located in this district except as an accessory to a principal use, such as living quarters for a caretaker or guard.

(2) No land, building or other structure shall be used or any industrial process conducted that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, gas, fumes, noise, vibration or other similar substances or conditions.

C. Additional uses by special permit. The following uses shall be permitted upon issuance of a special permit as provided in Article XIV of this chapter:

(1) Light manufacturing and unobjectionable industrial processing may be performed in this district under such terms, conditions, restrictions and limitations as may be determined by the Board of Appeals in conformity with performance standards hereinafter set forth.

(2) Junkyards or automobile wrecking yards and scrap iron, paper and rag storage sorting or baling, provided that they are conducted within a building or entirely enclosed within a solid fenced area, or by other means specified by a special use permit. (See § 250-69.)

Board Action: Discussion will continue at December 2, 2024 meeting

Adjournment Motion: 1st Eric Buskirk 2nd Tim Goyette

All in favor

Time: 8:20pm

Respectfully Submitted

Lynn C. Trudell

Lynn C. Trudell
Village of Scotia Planning Board Clerk

APPROVED December 2, 2024

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