

VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
November 6, 2023 7:00 p.m.
Village Hall & ZOOM

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:04 p.m.

Attendance: Planning Board Members – Chair Eric Buskirk, Gregg Zeman, Jesus Santiago, Attorney Lydia Marola, Building Inspector Luis Aguero, Board of Trustees Liaison George Solotruck

Voting members: Eric Buskirk, Gregg Zeman, Jesus Santiago

Excused: Tim Goyette, Jeff Parry

Minutes of the Planning Board meeting held June 5, 2023:
Tabled

Minutes of the Planning Board meeting held August 7, 2023:

Motion: by Eric Buskirk; Seconded by Gregg Zeman;

That the minutes of the August 7, 2023 Planning Board meeting are hereby approved.

All in favor

34 Vley Road – David M. Coppola, DDS

Representative David Coppola was in attendance to present the site plan and application for the property located at 34 Vley Road. The applicant wishes to construct an addition to the existing building in order to create two additional offices with clinical space. This will bring to total operating rooms from six to eight and will bring the total square footage from 2,719 to 3,149. There will be one wall mount light added to match the existing. The proposed addition will create an additional setback encroachment requiring the need for an area variance to be issued by the Zoning Board of Appeals. The existing building and parking lot are housed on two separate parcels. The Planning Board and Building Inspector suggest combining two of the parcels, 38.36-2-12 and 38.36-2-13. The Planning Board has no additional concerns with the proposal.

SEQR Motion: By Eric Buskirk; Seconded by Jesus Santiago;

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 Gregg Zeman;

That the Planning Board hereby approves the application and site plan dated October 17, 2023 and for the property located at 34 Vley Road, as prepared by Edmunds Drafting & Design with the following contingencies: combine parcels 38.36-2-12 and 38.36-2-13 per the Building Inspector.

All in favor

Zoning Board of Appeals Recommendation

Motion: By Eric Buskirk; Seconded by Jesus Santiago;

That the Planning Board hereby makes a positive recommendation to the Village of Scotia Zoning Board of Appeals to issue an Area Variance to the property located at 34 Vley Road, Scotia, NY 12302.

All in favor

234 Mohawk Avenue – Subway

Representative Darla Dolezal of Ray Sign was in attendance to present the site plan and sign application for the property located at 234 Mohawk Avenue. The applicant is proposing to remove the existing two canopies on the structure and replace the existing two signs with two new, slightly smaller LED backlit signs. The new signs will have yellow lettering against a green background. The proposal does better meet the Village Design Guidelines than the existing signs and canopies and the Planning Board is pleased to see the updated signage. The size of the proposed signs meets the Village code.

The Building Inspector did comment that the franchise owner, Larry Jansenski has been notified that his dumpster site is in need of repair and does not meet Village Design Guidelines and that there are also noted issues with site lighting.

The Planning Board has no additional concerns with the application.

SEQR Motion: By Eric Buskirk; Seconded by Jesus Santiago;

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 Gregg Zeman;

That the Planning Board hereby approves the application and site plan dated September 22 , 2023 for the property located at 234 Mohawk Avenue, as prepared by Ray Signs with the following contingencies: All on site building lighting must be re-directed to a downcast position; the dumpster enclosure be repaired and brought to meet the Design Guidelines.

All in favor

Training Status Report:

Current Training Hours:	Eric Buskrik: -6
	Jesus Santiago: -1
	Gregg Zeman: 0
	Tim Goyette: 1.5
	Jeff Parry: -9.5
	Alternate Bryan Reed: -2

New Business:

Building Inspector, Luis Aguero announced that the Village has been notified of it's first Cannabis Dispensary application to the State. The application is for the property located on or near 110 Mohawk Avenue. The Planning Board discussed previously known characteristics at this and nearby locations and look forward to seeing what the owner will present. The applicant will be coming before the Planning Board in the next coming months for a site plan review. The Village must submit their comment to the State in December.

The Building Inspector also announced that a local establishment, Peckham's Place recently applied for and installed a new sign at their location. No site plan review was required.

Chair Eric Buskirk inquired as to why the property located at 153 Mohawk Avenue, Mohawk Taproom has not been through a site plan review as their renovations appear to meet the required review items. The Building Inspector will review the work being done and confirm if a site plan review will be necessary.

Chair Eric Buskirk announced that he attended the Envision Scotia Public Meeting at Lincoln School this evening. He updated the Planning Board on the BOA/”Envision Scotia” project. A link to the website and other additional information will be passed on to the board members.

Old Business: None

Adjournment:

Motion: By Eric Buskirk; seconded by Gregg Zeman;
To adjourn meeting at 8:15 pm.
All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk

APPROVED September 9, 2024