

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, March 3, 2025, 7:00 PM
Village Hall

Call to Order & Attendance

Chair Eric Buskirk called the meeting to order at 7:02 pm

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

Voting Members: Eric Buskirk, Tim Goyette, Joe Mulone, David Haug

Excused: Bryan Reed, Gregg Zeman

Minutes of the Planning Board Meeting held March 3, 2025

Motion – Eric Buskirk, Joe Mulone

Approved – All in Favor

SITE PLAN REVIEWS

Glen Sanders Mansion Redevelopment, 1 Glen Avenue

Representatives Present – Angelo Mazzone (owner), Dean Martinus (Restaurant Association), Walt Lippman (MJ Engineering), Derek Gribulus (Colter Architecture), L. E. Sitzler (BA Construction), Tom Wheeler (AJ Signs), Peter Rosecrans Jr (Burns Management), Rebecca Witt (BA Construction)

Construct apartments for young professionals and empty nesters by replacing current 4 floors of hotel rooms in 1988 wing with 6 floors of small/micro apartments (680sq ft studio, 730sq ft 1 bdrm) totaling 75ft high, no changes to original 1700's portion of building.

Discussion included:

Addition of outside staircase, needs variance

No change to current footprint, no archeological issues

Parking sufficient, no change needed

Similar siding to current building

Local apartments of similar small size in county

Zoning law may need to be addressed re: apartment size

Holy Rood only other 6 story structure in village, zoning laws changed since

Lydia Marola, Luis Aguera, Mayor Bucciferro will discuss zoning regulations

Building not on current flood plan

Not designated a historic site

Project in current essential business district – 3 story max, no mansard roofs

Exit and entrance traffic issues – cannot be closer to the bridge per state law

Signage would be of similar size and location

PROPOSAL – Chair requested additional renderings to be presented at April 2025 meeting and information on number of units of similar size in the county.

Training Status Report - Mar 2025

Eric Buskirk -9

Gregg Zeman -1

Joe Mulone 0

Bryan Reed -6

Tim Goyette -3.5

David Haug (alternate) 0

All members are in deficit. Members can submit training to clerk.....

New Business

None

Old Business

102 Mohawk Avenue - Building Inspector will notify Jacob Koehler to submit new site plan on garage to be considered

Adjournment Motion: 1st Eric Buskirk 2nd Joe Mulone

Approved - All in favor

Time: 8:00pm

Respectfully Submitted

Lynn C. Trudell

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Village of Scotia Planning Board Clerk