

VILLAGE OF SCOTIA

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**Clerk-Treasurer**

Maria A. Schmitz

Attorney

Lydia R. Marola

PLANNING BOARD MEETING MINUTES

Monday, April 7, 2025, 7:00 PM
Firehouse Conference Room

Call to Order & Attendance

Chair Eric Buskirk called the meeting to order at 7:05 pm

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

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

Excused: Bryan Reed

Minutes of the Planning Board Meeting held March 7, 2025
TABLED

SITE PLAN REVIEWS**Livingston Avenue Rowhouses**

Representative Luigi Palleschi present. 10 single family rowhouses planned on .75 acre lots. Garage first floor. Living space second floor. No attic. Discussion regarding minimum lot size 5K sqft. Noted SFH and MDU surrounding. Rowhouse design separate from single family SR5 zoning problem with 3k lots. Attorney questioned how to make smaller lot size work. Water and sewer lines must be extended. Per building inspector flood insurance not required, living space and all utilities will be on 2nd floor, not ground level and 2' above base flood elevation. Fencing will be purchaser/owner responsibility. Questions regarding storm drainage and sanitary access. MH nearby. Developer will consider alternative design plan
Board tabled pending guidance from attorney.

Makeel Academy 36-38 Sacandaga Road

Representative Darla from Ray Sign company attended. Discussion regarding changing sign message, smart sign, dimming at night. Raised flowerbed with landscaping required.

Eric Buskirk motion to approve Gregg Zeman 2nd. All in favor

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:

Acknowledgement of glazing requirement

Review of guidelines

Load bearing requirements

Roof height – 75' requirement to main roofline. Less than 75' ok for utilities and access

Parapit and fencing height

Entry to property. Per owner. DOT does not allow more than existing

Pedestrian access, parking and access to project

Greenspace

Minimum living space – Eric questioned variance to micro units

Studios will require variance

David Haug - micro apts are the smallest proposed – Yes

Eric – 430 or 330 sq ft? Actually 395 sq ft. Current requirement 660.

Stair tower space challenging

Assumptions for loading of 4 new floors

Discussion on lots and size, lease terms (3-24 months), rental cost (\$1200-\$1300 per month)

Eric – discussion regarding BID guidelines and how to revise

Eric Buskirk motion for positive recommendation to ZBA for approval of 3.5' variance setback. Gregg Zeman 2nd All in Favor

Gregg Zeman motion for positive recommendation to ZBA for variance of apartment size from 660 to less than 400 4sft for 25% of existing structure. Joe Malone 2nd. All in favor

Eric Buskirk comment that more should have been done to fit existing guidelines.

Adjournment Motion: 1st Eric Buskirk 2nd Joe Mulone
Approved - All in favor
Time: 9:11pm

Minutes taken by George Solotruck and transcribed by Lynn Trudell, clerk

Respectfully Submitted

Lynn C. Trudell

Lynn C. Trudell

Village of Scotia Planning Board Clerk

4 NORTH TEN BROECK STREET, SCOTIA, NEW YORK 12302-2280
(518) 374-1071 FAX (518) 374-0542 WWW.VILLAGEOFSCOTIA.ORG