

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, May 5, 2025, 7:00 PM
Firehouse Conference Room

Call to Order & Attendance

Chair Eric Buskirk called the meeting to order at 7:01 pm

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

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

Excused: Luis Aguiro, David Haug, Bryan Reed

Approval of March 3, 2025 Planning Board Meeting

APPROVED Eric Buskirk 1st Tim Goyette 2nd All in favor

Approval of April 7, 2025 Planning Board Meeting

TABLED

SITE PLAN REVIEWS**Glen Sanders Mansion Redevelopment**

Zoning Board of Approval will discuss at their May 19th meeting

Livingston Avenue Rowhouses

Representatives Luigi Palleschi, engineer; Joe Caschera, owner; Fabio Urbano, owner present.

Representatives presented a new proposal scaled back to 6 single family units with 16 feet between each unit, 8' set back and 5,355 square feet total per unit.

Each house will be 24x60 at approx. 1400 sq feet, 2 bedroom, den, priced at \$350k-\$400k

1st floor garage and storage, 2nd floor living space with utilities

2 car deep parking for each home, 1 garage

Deck on back of each unit

Each unit will have separate sewer and water

No new sidewalk planned for front of houses

Water and sewer main will need extension

No higher than neighboring houses

No sidewalk in front

Builders will add 6' fence to entire back line

Per Eric Buskirk DPW Ryan Kredzior has consulted with village attorney re: water.

DPW may pave road

Per Attorney Lydia Marola will check right of way on curve

Resident Comments

Suzanne Greene, Washington Avenue neighbor

Concerned about water run off into her property due to change in lot elevation, flood issues, fencing/privacy issues, water pressure problems

Owners and engineer addressed all of her concerns

Board believes project fits in neighborhood and improves it

Village engineer does not see sewer or water issues

Per Village Attorney, Building Inspector and DPW will decide if changes are needed to water or sewer pipes

PROPOSAL

Eric Buskirk made a motion to give a positive recommendation to Zoning Board of Appeals with a 40' variance for SR5. Gregg Zeman 2nd, All in favor.

Training Status Report - Apr 2025

Eric Buskirk -9

Gregg Zeman -1

Joe Mulone 0

Bryan Reed -6

Tim Goyette -3.5

David Haug (alternate) 0

New Business

Eric Buskirk discuss the Business District Guidelines he was asked to review and provide recommendations. District currently divided between District A, Rte 50 west to South Reynolds and District B, Rte 50 east to Glen Sanders Mansion.

Discussed parking spots, business lot exits, curb cuts to street, automatic signs

Board will recommend:

District A a minimum of 2 stories and maximum of 4 stories with business on 1st floor

District B a minimum of 2 stories and maximum of 4 stories

Old Business

None

Adjournment Motion: 1st Eric Buskirk 2nd TimGoyette

Approved - All in favor

Time: 8:06pm

Respectfully Submitted

Lynn C. Trudell

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Village of Scotia Planning Board Clerk

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