

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 June 30th, 2025 7:00 PM
Firehouse Conference Room

Call to Order & Attendance

Chair Eric Buskirk called the meeting to order at 7:03 pm

Attendance: Planning Board Members Chair Eric Buskirk, Joe Mulone, Attorney Lydia Marola, Board of Trustees Liaison George Solotruck, Alternate Dave Haug, Building inspector Luis Aguero

Voting Members: Eric Buskirk, Joe Mulone, Dave Haug

Excused: Bryan Reed, Gregg Zeman, Tim Goyette

Agenda:**SITE PLAN REVIEWS****Glen Sanders Mansion Redevelopment**

Peter Rose – looking for site plan approval to move forward with project, no updates or changes since last meeting. ZBA approved variance for 17 units and back staircase

Site plan – Site plan accepted

SEQRA – Eric Buskirk made motion for negative declaration for SEQRA, Joe Mulone 2nd – All in favor.

Joe Mulone motion to accept site plan review as accepted, Dave Haug 2nd, all in favor.

Sign Application: Updating and modernizing sign. Joe Mulone motion to accept sign application, Dave Haug 2nd, all in favor.

Eric mentioned looking to update building code and open to accepting change in regards to apartment size.

Livingston Avenue Rowhouses

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

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

Added 6' fence as requested by neighbor

Plan revises 8' water main (new main), sewer, and new hydrant at end of new water main.

Eric Buskirk – exterior looks nice, decent amount of space between properties

Joe Mulone – previous discussion of water runoff. Front will drain to Livingston, back will drain to green area. Will water need to be mitigated away from Lions Park?

Village will remove landscape debris on the lot by the Lions Pavilion.

Luis Agüero will make house numbers

Erik Buskirk, motion to approve site plan now with 6 houses. Dave Haug 2nd, All in favor.

Resident Comments

Likes fence addition by developer. Concerned about water, puddles now because there is less green space.

Beverly Clark, Village Historian. Stated there is lack of communication regarding Glen Sanders and other projects, wants to be able to easily answer village residents questions.

Luis Agüero offered to meet with Beverly to go over projects and answer questions.

New Business

No new business.

Next scheduled meeting is 8/7/25 7pm.

Old Business

No old business

Adjournment Motion: 1st Eric Buskirk 2nd Dave Haug

Approved - All in favor

Time: 7:37pm

Respectfully Submitted

Kathleen Haug

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Village of Scotia Planning Board Clerk