

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

Thursday August 7th, 2025 7:00 PM
Firehouse Conference Room

Call to Order & Attendance

Chair Eric Buskirk called the meeting to order at 7:00 pm

Attendance: Planning Board Members Chair Eric Buskirk, Joe Mulone, Gregg Zeman, Bryan Reed, Attorney Lydia Marola, Board of Trustees Liaison George Solotruck, Alternate Dave Haug, Clerk Kathleen Haug

Voting Members: Eric Buskirk, Joe Mulone, Dave Haug, Gregg Zeman, Bryan Reed

Excused: Tim Goyette

Eric Buskirk made a motion to accept the June 30th 2025 meeting minutes pending two corrections/revisions:

Ste plan and SEQRA need to be separated regarding the Glen Sanders redevelopment. Site plan is accepted, negative declaration for SEQRA.

Erik Buskirk motion to accept, Joe Mulone and Dave Haug 2nd.

Agenda:**52 Market Street – Best Cleaners**

Tim McCann (Owner Best Cleaners) – Intent is to purchase building, upon possession he intends to change the use of the space to warehouse and office space, no additions to the building or parking lot. This space will just be used as a warehouse and office. Approximately 15 employees will occupy the space (6 Office, 2-3 permanent warehouse). Time McCann stated they are looking to close mid September, occupy the warehouse first then refresh the offices which will take approx. 2-3 months, the last phase will be to move the executive team over some time this winter.

Erik Buskirk asked if chemicals will be used at this building, Time McCann responded no. No production will take place here therefore no chemicals will be used.

Joe Mulone asked about trucks. Tim McCann stated that roughly 2 trucks will used 2 times a day roughly 5 days a week (Mon-Fri).

Ray Gillen (Metroplex) asked if he could speak regarding best Cleaners. Ray spoke very positively about Best Cleaners, stating they would be a great addition to the neighborhood and that Best Cleaners has done very well for the community.

No questions from the public/audience

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

Site plan Review – Change of use to industrial. Erik Buskirk made a motion to accept site plan review, Dave Haug 2nd, all in favor.

ESYO – Adaptive Re-use, St. Joseph's Church Parish

Representative Criag Tripp, landscape architect

ESYO is requesting modification to prior Site Plan Approval, which includes upgrading water service, sewer, parking lot and lighting.

Craig Tripp stated the water line will be upgraded, utilities are staying the same. The old septic will be abandoned as the sewer line will be tied into the residential line. Criag will confirm at the next meeting the proper procedure for abandoning the old septic.

Craig Tripp stated the property will still be used as a practice facility.

Joe Mulone asked how often the building will be used. Craig stated that he will have to get back to us though he thought it was previously mentioned that it would be sporadic use.

Erik Buskirk mentioned that the site plan shows that the property is zoned residential/agricultural. Lydia Marola stated education falls into that category so there is no need for zoning to be changed.

SEQRA – Page 1 on the Full Environmental Assessment Form. The address needs to be corrected, it currently stated 5 MacArthur Drive.

Erik Buskirk- motion for a negative declaration on the full environmental assessment form (pending correction). Gregg Zeman 2nd, all in favor.

Site Plan – Previously approved on 7/12/2023

Erik Buskirk - motion to accept site plan as written, Dave Haug 2nd, all in favor.

Erik Buskirk stated this is a good use for the building, ESYO to follow up with Luis Aguero if any additional items needed.

Additional items/bookkeeping:

Applicant procedures:

Erik Buskirk – currently applicants are required to supply 16 paper copies of everything, not required to supply a digital copy.

Erik Buskirk proposed we change it to 1 original, 5 copies, and 1 digital copy OR applicant can still submit 16 copies.

Lydia Marola stated there should be one copy available to the public and that the code stated applicants need to submit 10 copies. Lydia stated if we want this changed then the Planning Board needs to make a recommendation to change to the trustees who would then need to vote to approve it or not.

Erik Buskirk - motion for Planning Board to make recommendation to board of Trustees from 10 paper copies to 1 original, 6 copies, 1 high quality digital file OR 16 paper copies, Dave Haug 2nd, all in favor.

Zoning – Glen Sanders

Erik Buskirk - Change of zoning for Glen Sanders project, there is a small space that is zoned SR5. Erik Buskirk asked Lydia Marola what is the process to make this change? Lydia Marola stated it the local law process.

Lydia Marola: Requires a public hearing and changing the map. Lydia asked what is on that portion of land, Erik stated it's mostly marking lot, the map today does not match how it has been used for decades. Lydia mentioned it could be part of the State Right of Way.

George Solotrucj stated we should start a list of properties that need zoning changes and add this to the list

Erik Buskirk stated we need more details; he is going to follow up with Luis to formalize what he thinks needs to be changed.

Public Questions:

If zoning does get changed, currently residents within 150 feet of zoning get notified, how do we increase this to 500 feet?

Lydia Marola believes the Trustees can change that.

Glen Sanders Project:

“Neighbors” said that they read online that there has been a change to the Glen Sanders Project regarding exit points for new residents. Erik Buskirk stated the Planning Board approved a set of site plans and the building inspector will hold them to the site plan or shut them down. The building inspector is responsible for making sure the project stays on track and that plans cannot just change they need approval first.

Public asked where the public can see the site plans. Erik Buskirk stated the building inspector has copies of all the plans and that the public can FOIL if requesting a copy of building plans.

New Business

Jake Kohler sent a note, Erik Buskirk stated he told Jake all formal question need to go through Luis. Jake Kohlen was previously approved as a restaurant, then he changed it to a convenient store now he said it's a restaurant.

Jake Kohlers questions was he wanted to make sure he could use the parking lot behind his property. Jake stated he and his father own the parking lot and just wanted to make sure that there won't be a problem using that parking lot for business.

Lydia Marloa stated this need to go through Luis.

There needs to be 1 parking space for every 4 seats, previously there was enough parking at the business but would need to see the plans before approving additional parking.

Old Business

No old business

Adjournment Motion: 1st Eric Buskirk 2nd Gregg Zeeman

Approved - All in favor

Time: 7:56pm

Respectfully Submitted

Kathleen Haug

Kathleen Haug

Village of Scotia Planning Board Clerk

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