

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 November 6th, 7:00 PM

Firehouse Conference Room

Joe Mulone called the meeting to order at 7:00pm

PRESENT: Joe Mulone, Gregg Zeman, Dave Haug, Kathleen Haug, George Solotruck, Village attorney Lydia Marola, Building Inspector Luis Aguero

EXCUSED: Eric Buskirk, Tim Goyette, Bryan Reed

Approval of October 9th, 2025 meeting minutes:

Moved by Gregg Z., seconded by Dave H.

Agenda

You You Foot Spa:

131 Mohawk Ave, Scotia NY 12302

Jason Koch, working on behalf of the owner of the foot spa. You You Foot Spa would like to install a new sign on the above mentioned building. The sign will be backlit, not electronic. As per Luis Aguero, the sign meets the requirements.

Motion to accept Application: Zeman motion, Haug 2nd

Motion on Negative Declaration on SEQRA: Zeman motion, Haug 2nd

Wolf Hollow Brewing Company:

154 Sacandaga Road, Scotia NY 12302

Pete Bednaric and Jordan White – Owners of Wolf Hollow presented.

Wolf Hollow Brewing will be opening a second location located in the old Fastenal building.

Moving manufacturing into new location and open a tap room. Seating will be both traditional restaurant seating and open/soft seating.

A few questions were raised by the board:

J. Mulone: any requirement regarding chemicals and odors?

G. Zeman: During fermentation do you off gas?

D. Haug: Enough parking for number of seats? L. Aguero stated there is ample parking/ additional parking in rear of building.

Pete/Jordan answered: Steam is the main byproduct other than spent grain. Spent grain will be picked up daily by a local farmer they are in contract with. Jordan stated that yes, during fermentation they do off gas, it is minimal and there will be vent stacks to handle that.

D. Haug: asked if the building is on sewer. L. Aguero stated yes the building is on public sewer and water.

G. Zeman: What are the easements in the front for? L. Aguero: state required. Ravi Modasra (property owner) stated easement on right side of building is for fire egress.

Additional questions raised by the board:

J. Mulone: What would the hours be and plan for opening?

D. Haug: Will there be distribution and is there enough parking?

Pete/ Jordan: Plan is to be open 6 days a week, hours afternoon sometime to 10/11pm. Yes there will be distribution, both kegs and cans. Distribution will be out of the back of the building approx. 1 day a week. Plan for opening hopefully January February 2026; need to go through all phases of approval.

Wolf Hollow Sign Application:

No Changes to other existing signs just the addition of the Wolf Hollow Sign. Monument Sign (road sign) is included in the sign application.

Motion to accept application(s): J. Mulone motion, D. Haug 2nd, All in favor

Motion on Negative Declaration on SEQRA: J. Mulone motion, D. Haug 2nd, All in favor

New Business:

No new business

Old Business:

G. Solotruk – any information about the liquor store coming to Sacandaga Road 9Scotia Village Plaza). L. Aguero stated nothing has been sent to the Village, this is also Ravi's property, Ravi will follow up.

37 Mohawk Ave - Metroplex may look into acquiring property as current owner is not doing anything with the property, no upkeep.

Adjournment: 7:39pm

Motion: J. Mulone, D. Haug 2nd, all in favor.

Respectfully Submitted,

Kathleen Haug

Village of Scotia Planning Board Clerk