

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 January 8th, 7:00 PM

Firehouse Conference Room

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

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

EXCUSED: Tim Goyette

Approval of November 6th, 2025 meeting minutes:

Moved by E. Buskirk, seconded by J. Mulone.

Agenda

133 Fly Mini Mart:

133 Vley Road, Scotia NY 12302

Philip Miller, attorney representing Saddam Ghaithi.

P. Miller stated the plan is to open a convenience store selling groceries, grab and go food/snack and soft drinks; is not planning on selling beer or lotto.

L. Aguero approved use, stated in previous agreement Village had requested some landscaping in the front.

J. Mulone asked what the hours are. Mr. Ghaithi stated 7 days a week 6am to 10-12pm

E. Buskirk asked about the sign and lighting. P. Miller stated only adding address to sign and exterior lights will be updated with downward facing light (on side of building and front left) not to disturb neighbors.

Parking: the Planning Board had open discussion regarding parking as there is limited parking between Fly Mart and Viscos and limited street parking; no mention of shared driveway in Deed.

The Planning Board approved the application with recommendation that the applicant and Viscos work out a parking agreement and share that agreement with the Village Attorney

and Building Inspector. The agreement should include snow removal of the shared space and mention not to block the dumpster.

Motion to accept Application: E. Buskirk 1st, Zeman 2nd

Motion on Negative Declaration on SEQRA: E. Buskirk motion, Haug 2nd

New Business:

No new business

Old Business:

106 Mohawk Ave:

L. Agüero issued CO for 106 Mohawk Ave Cannabis Dispensary for J. Koehler, unsure of the open date.

E. Buskirk; J. Koehler's original application was for a micro business at 106 Mohawk Ave. There are concerns now that J. Koehler may intend to grow marijuana at 110 Mohawk ave. The Planning Board only approved a retail dispensary at 106 Mohawk there is no approval to grow. If 110 Mohawk Ave will be used for growing, then a new application would need to be filed.

The Planning Board had open discussion regarding the need for a filtration system as the process of growing marijuana gives off an odor/smell that could be considered noxious.

L. Marola will review Village Code to see if there is anything specific re: odors/smells.

Electronic Submission of Planning Board Applications:

E. Buskirk suggested we re-visit the discussion of reducing the number of paper copies submitted by applicants, allow electronic submission and come up with a formal electronic storage location for all members to access electronic applications and documents.

G. Solotruk stated he believes PB Clerk has access to storage on OneDrive.

L. Marola suggested the Planning Board come up with a policy change regarding the number of paper copies submitted.

Adjournment: 8:10pm

Motion: E. Buskirk motion, J. Mulone 2nd, all in favor.

Respectfully Submitted,

Katheen Haug

Village of Scotia Planning Board Clerk