

NY Forward – Capital Region - Scotia

Subject AGENDA
LPC Meeting #3

Date Wednesday, September 23, 2026

Place Village Hall
4 N. Ten Broeck St.

Time 5:30-7:30pm

Distribution **Local Planning Committee**

David Bucciferro (Co-chair)
Linda MacFarlane (Co-chair)
Peter Bednarek
Eric Buskirk
Dr. David Coppola, DDS
Robert Dieterich
Jeffrey Gabriele
John Geniti
Jamie Stegmann
Kristen Strock (absent)

State Team

Gina DaBiere-Gibbs DOS
Matthew Smith, DOS
Taylor Disco, HCR
Mary Elise Rees, ESD

Consultant Team

Ashley Dominguez, Buro Happold
Lily Matthews, Buro Happold
Daniel D'Oca, Interboro

Meeting Summary:

Please see 'SCO_LPC Meeting 3_Slides_record' for the presentation shared during the meeting which parallels the discussion summarized below.

Action items are called out in ***bold-italic highlight***

Welcome and Agenda

Gina (DOS) welcomes the group to the third NY Forward LPC meeting. She briefly overviews the meeting agenda and reminds the room that these meetings are open to the public, but not intended to be public interactive workshops.

She then briefly overviews the meeting agenda.

Opening Remarks

Mayor Bucciferro (LPC Co-Chair) states that he is pleased with the number of large and small project applications. He is proud of the community turn-out and encourages friends, family, neighbors to attend the walking tour of projects. He is excited to continue with the project selection as this process will be transformative. The LPC's work starts now.

Code of Conduct

Gina (DOS) reads the Code of Conduct preamble, and reviews key points from the Code of Conduct that LPC members are expected to abide by.

LPC is invited to submit any further necessary recusal forms. Paper copies are offered, and digital versions are to be shared following the meeting.

Updates: Planning Process & Engagement

Ashley (BH) review of what's been done so far and what is on the horizon (see slides).

Dan (Interboro) provides synopsis of the engagement done to date, including an update on responses to the digital survey regarding vision, goals, and assessment of downtown. Provides update from Public Workshop 1, goes over the key findings. Notes that there were only seven survey respondents, so results may not be representative. Concludes by reviewing the upcoming engagement activities planned.

Vision, Goals, & Strategies

Ashley (BH) reviews the NYF area boundary and the vision and goals for downtown that were finalized at the prior LPC meeting. Proposed draft "revitalization strategies" are presented that will attempt to provide more fine-grained, actionable recommendations for the Village of Scotia that will anchor the "Community Roadmap" section of the SIP. The review of the "revitalization strategies" are connected to specific actions that will support the achievement of the strategies.

Project Evaluation Criteria

Ashley (BH) reviews the process and timing of evaluating the projects that have been submitted through the Open Call. LPC will provide their assessment of each project against all Evaluation Criteria via an online form that will be distributed by the consultant team. The results of the evaluation will then be reviewed at the 4th LPC meeting.

Submitted Projects

Ashley (BH) provides summary of the projects received: 15 primary projects total, from 11 distinct sponsors, with \$15.9 million requested of NY Forward funds, leveraging over \$56 million in total investment.

Ashley (BH) and Lily (BH) present each of the submitted projects, with discussion among the LPC for each. The intent here was to broadly familiarize the LPC with the Projects submitted. LPC members have access to the full project application and supporting materials submitted by the Sponsors in order to make their full evaluation.

A. Reconstruct Mohawk Ave as a Safe and Connected Downtown Corridor

- Confirmation that this project is from Envision Scotia and covers the section of Mohawk Ave from DeMarcos to Jumpin Jacks.
- Discussion about how changes will narrow the driving lanes and promote slower driving.
- Discussion on the installation of new sidewalks and coordination with National Grid.
Confirmation that National Grid will only fix curbs and sidewalks that are damaged due to work being completed. Conversations with National Grid indicate that the new sidewalk will not be ripped up, only old sidewalks or curb cuts will be impacted.
 - Conversation around installing a lighting district so that individual businesses would not have to power the lights. Confirmation that the project was abandoned because National Grid denied a request to move forward.
- Conversation around DOT's removal of trees. The DOT does not wish to have trees planted along Mohawk Ave. The DOT also has the ROW (~8 feet from the curb).
- Confirmation that the project has a design grant of \$300,000 for the project's engineering work which was secured by the Envision Scotia team.

B. Improve Collins Park with Accessible Restrooms and Gateway Entrances

- Comment that bathrooms in Collins Park need upgrading and confirmation that bathrooms at the park will be maintained.
- Discussion on complaints that Lions Pavillion does not have bathrooms.
- Discussion that the Village maintains the park, but people from all over the Capital Region benefit from its use.

C. Complete Schonowee Trail Connections and Waterfront Overlooks

- No comments.

D. Establish a Downtown Small Project Fund for Commercial and Mixed-Use Improvements

- Question regarding the delta between the \$575k interest demonstrated and the \$390k+ noted on the slide. Ashley clarifies that the delta exists because of the match. *[Further clarification: \$390k represents the minimum total project costs for SPF projects if every project only supplies the minimum matching requirement. The actual total project costs for the SPF program would exceed this minimum number.]*
- Comment that the Small Project Fund is a priority as Scotia has many small businesses.

E. Install an Accessible Recreational Launch at Scotia Landing

- Discussion on how parking could be an issue. Shonowee is a narrow, two-lane road that could be impacted by cars parking to load and unload kayaks. A pull-off area is discussed as a potential solution.

- F. Transform Glen Sanders Mansion into Riverfront Housing
- Comment that it would be important to retain the historic structure of the existing Mansion.
- G. Construct Multifamily Housing at 217 Mohawk Ave
- Comment that this is a largely blighted property, but that the proposed development may not comply with design guidelines.
 - Comments regarding concerns that there will not be enough parking for the residential units and that the building height may not fit with the character of the downtown.
- H. Transform a Ballston Corner into Mixed-Use Housing, Café, and Office Space
- **Confirmation that this project has been withdrawn.**
- I. Convert 127 Mohawk Avenue into Affordable Mixed-Use Housing
- Confirmation that this project will include market-rate housing.
 - Discussion on whether there are enough parking spaces for 24 new units. Mayor responds that there is adequate space behind the building.
- J. Transform 102-114 Mohawk Ave into a Mixed-Use Retail Destination
- Concerns raised that the project may not follow Planning Board guidelines, zoning process requirements, and City requirements.
- K. Restore and Enhance the Buildings at 113-115 Mohawk Ave for Mixed-Use
- Comment that this project application included the least amount of detail.
- L. Construct Energy-Efficient Kitchen and Warehouse and Improve Pedestrian Safety at Jumpin' Jack's
- Confirmation that the project was approved by the Planning Board ~2 years ago, and therefore meets the requirements of City.
 - Confirmation that this project is not a replacement of the main building but will impact the storage garage.
- M. Renovate and Construct Small Business Space at 104/107 John St
- Question about what currently exists on site. Confirmation that a two-unit rental apartment and a party rental equipment store are currently on-site.
- N. Rehabilitate 143 Mohawk Avenue for Expanded Mixed-Use Commercial Activity
- Confirmation that this project is only commercial space and does not include apartment.
 - Observation that this project aligns well with the outlined goals and is a good extension of the current business. The location has a deep sidewalk that would be great to utilize.

O. Provide Space for Outdoor Dining and Community Events at Mohawk Taproom

- Comment that this is a complete application.
- Discussion around how the porch extensions and an added pavilion would allow the taproom to extend its season into colder months.
- Question about ADA compliance should be reiterated to the project sponsor.
- Question about whether the funding awarded can be reduced. Gina and Matt (DOS) respond that the LPC can negotiate with the Sponsor on funding amount or what aspects of the project are funded.

Small Projects

Ashley (BH) presents an overview of the small project interest letters received and mentions if the LPC decides to pursue the Small Project Fund, it will be part of the \$4.5M in grant funding. She also clarifies that the final decision of NYF boundary will apply to the SPF as well, so if the LPC wants to accommodate any potential SPF projects or areas, we'd need to ensure the boundary includes them.

Discussion of potential boundary extension. Gina notes that extension of boundary would mean that businesses within the boundary could apply for a small project fund.

Projects to Remove

No comment on whether any projects should be removed. Concern with Planning Board approval for 127 Mohawk Ave and a zoning concern for the 102-114 Mohawk Ave project due to the inclusion of a greenhouse.

Ashley (BH) notes that the LPC can ask for additional information.

LPC Q&A

No comments.

Public Comment

Ashley (BH) confirms that slides and one-pagers for each project will be available through the website.

Gina (DOS) confirms that any work completed before award will not be eligible for funding.

Concern raised that the historic mansion would be altered. The Mayor confirmed that the exterior of the existing mansion will not be changed. In response to continued concerns about historic preservation, it was noted that all projects will go through the state historic preservation process. Ashley confirmed that there is a goal to preserve the historic identity of Scotia.

Discussion around the negotiation between the Sponsor and the LPC regarding level of funding. Clarified that the negotiation over what the sponsor will cover and the match amount will be addressed during the technical sessions. Whatever is included in the SIP is what the state will or will

not award. The group can ask the LPC for feedback in October and November and at the next LPC meeting. A base project cost and breakout are available so that the match can be reduced if needed.

Another concern was raised about environmental impact. It was noted that large projects (5,000 SF threshold) have a decarbonization requirement. These projects must meet the stretch code plus 10% and go through the decarbonization process, which can be addressed in the technical sessions. Small projects are subject to HCR environmental review.

An email was sent to project sponsors on 9/22 with a link to a sign-up sheet. Sponsors can sign up for dates and times over a two-week period.

Closing Remarks

The Mayor emphasizes that this is a once-in-a-lifetime opportunity for the LPC to make a transformational impact on the Village. This NYF grant has been years in the making. Mayor states that the LPC decisions are critical and public comment is important for determining what projects would be best for Scotia.

Next steps

LPC evaluations are due by October 14th. This gives the Consultant team time to incorporate the results into the presentation materials for the LPC-4 meeting on 10/28.

END OF SUMMARY