

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

March 6, 2017 7:00 p.m.

### **Call to Order:**

Chair Eric Buskirk called the meeting to order at 7:01 p.m.

**Attendance:** Planning Board Members: Eric Buskirk, Carl Yanoch, Deanna Hitchcock, Bryan Reed, Building/Plumbing Inspector Luis Agüero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

**Voting members:** Eric Buskirk, Carl Yanoch, Deanna Hitchcock, Bryan Read

**Excused:** Carl Herzog, Alternate Member David Moehle

### **Minutes of the Planning Board meeting held February 6, 2017**

Tabled until April Planning Board meeting.

#### **127 Mohawk Avenue – Dexter Davis**

Representative Dexter Davis was in attendance to present the site plan application for 127 Mohawk Avenue. The applicant wishes to replace the existing canopy with a new, black canopy with company lettering. The replacement canopy will be the same size as the existing, and the lettering will meet the Village's 8 inch maximum requirement. The Planning Board has no concerns with the application.

**SEQR Motion:** By Carl Yanoch; Seconded by Eric Buskirk;

That this project will result in no significant adverse impacts on the environment, and, therefore an environmental statement need not be prepared, and to issue a negative declaration under SEQR.

All in favor.

**Motion:** by Deanna Hitchcock; Seconded by Carl Yanoch;

That the Planning Board hereby approves application and site plan dated February 1, 2017 for 127 Mohawk Avenue as prepared.

All in favor.

#### **180 Sacandaga Road – Dairy Circus**

Representative James Hale of Adirondack Landscaping was in attendance to present the site plan for the property located at 180 Sacandaga Road. The applicant presented a preliminary proposal for a new building foundation during the February meeting and has since provided a full site plan and elevations. The new building will be 2,870 sq. ft. and similar in size and shape to the previous building. Neutral colored brick and block exterior with a metal roofing. There will be striped parking on the South and East sides of the building. Green space will surround the rear corner of the property. New curbing and sidewalks will be installed as per the Superintendent of Public Works' recommendations. A four foot overhang with overhead lighting will cover the front of the building and downcast wall lighting will be installed on back side of the building. The dumpster shall be completely enclosed. Snow will remain on site. The Planning Board has no concerns with the proposed signage.

**Motion:** by Carl Yanoch; Seconded by Eric Buskirk;

That the Planning Board hereby accepts Lead Agency status for environmental review process.

All in favor.

**SEQR Motion:** By Deanna Hitchcock; Seconded by Carl Yanoch;

That this project will result in no significant adverse impacts on the environment, and, therefore an environmental statement need not be prepared, and to issue a negative declaration under SEQR.

All in favor.

**Motion:** by Bryan Reed; Seconded by Carl Yanoch;

That the Planning Board hereby approves application and site plan dated February 1, 2017 as revised on February 22, 2017 by Raymond Koch, Surveyor pending approval by the Village Zoning Board of Appeals of applied area variance.

All in favor.

**Motion:** by Eric Buskirk; Seconded by Bryan Reed;

That the Planning Board hereby makes a positive recommendation to the Village Zoning Board of Appeals to approve the applied for area variance relating for the property located at 180 Sacandaga Road.

All in favor.

**Training Status Report**

Current Training Hours:	Deanna Hitchcock: 2.75
	Carl Yanoch: (-3)
	Eric Buskirk: (-.5)
	Carl Herzog: (-2.5)
	Bryan Reed: (0)
	Alternate David Moehle: (-4)

**New Business:**

Chair Eric Buskirk reminds the board to review the Design Guidelines and CBD Master Plan for recommended revisions. Each member shall receive these documents electronically for review.

**Old Business:**

CVS is rumored to begin new construction in approximately 4 weeks.

**Adjournment:**

**Motion:** By Eric Buskirk; seconded by Carl Yanoch;

To adjourn meeting at 7:37 pm.

All in favor.

Respectively submitted,

---

Newe Haile  
Village of Scotia Planning Board Clerk