

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

November 7, 2016 7:02 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:00 p.m.

Attendance: Planning Board Members: Lisa Holst, Eric Buskirk, Deanna Hitchcock, Carl Yanoch, Alternate Member Carl Herzog, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, Eric Buskirk, Deanna Hitchcock, Carl Yanoch, Alternate Member Carl Herzog

Excused: David Moehle

Minutes of the Planning Board meeting held October 2, 2016

Motion: by Carl Herzog; Seconded by Eric Buskirk;

That the minutes of the October 2, 2016 Planning Board meeting are hereby approved.

All in favor.

Abstained: Carl Yanoch

103 So. Reynolds Street – Our Redeemer Lutheran Church

Representative Pastor Daniel May was in attendance to present the application for site plan review for the property located at 103 So. Reynolds Street. The applicant is proposing to extend the existing driveway/parking lot by 42' 10" x 18' to accommodate four parking spaces (including one handicap). A small landscaped area housing two trees and a small sign will be removed and the landscaping will be re-designed upon completion. Paving will be sloped to direct rain water into existing drain. Snow will be plowed and kept on site. An LED light post is to be installed, however will be relocated to the edge of the property line to reduce light pollution to neighboring properties. A revised site plan will be submitted to the Building Inspector prior to installation. The following items on the SEQR form were amended:

5. b.) Yes

9.) Yes

SEQR Motion: By Carl Yanoch; Seconded by Carl Herzog;

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 as amended.

All in favor.

Motion: by Lisa Holst; Seconded by Carl Yanoch;

That the Planning Board hereby approves the application and site plan dated October 26, 2016 with the following contingencies: Snow remain on site during winter months; Relocation of proposed light post to be approved by the Building Inspector prior to installation.

All in favor.

127 Mohawk Avenue – Nini's Paninis

Joe Leverette was in attendance to present the site plan and architectural review application for the property located at 127 Mohawk Avenue. The applicant is proposing to install a new awning/canopy with lettering above the store entry, as well as a 6 sq. ft. backlit wall sign. At this time, the proposal does not comply with Village Code relating to "awnings". The applicant will revise the proposal and submit to the Building Inspector for the Planning Board to review at the November 14th Special meeting. The Planning Board has no concerns with the proposed wall sign.

Training Status Report

Current Training Hours: Chair Lisa Holst- 0
Deanna Hitchcock- 6.75
David Moehle- 0
Carl Yanoch- 1
Eric Buskrik- 2
Alternate Carl Herzog- 1.5

New Business:

No new business to report.

Old Business:

Regarding the site plan application for CVS Pharmacy at 241 Mohawk Avenue; a revised letter from NYSDOT was submitted to the applicant to support the Village of Scotia's restriction on the left turn exit from the drive-thru. The Traffic Safety Committee also advised during their October meeting that the drive-thru exit curb cut should be 12' wide and directed to the right. The applicant has submitted revised plans that are scheduled to be reviewed during a Special Meeting on November 14, 2016. In anticipation of the special meeting, the Planning Board briefly reviewed the revised plans which include a reduced building size, three additional parking spaces along the eastern side of the building after the drive-thru window and a door exiting onto Mohawk Avenue. The applicant did also submit proposed signage with the necessary applications. It was the Planning Board's intent to make a final decision during the upcoming special meeting, however based on the proposed plans the board agrees that the plans do not reflect any of the amendments that the board suggested and that if the applicant wishes to revise the plans they may do so and postpone the special meeting. Chair Lisa Holst will prepare a letter to the applicant communicating this.

Adjournment:

Motion: By Carl Yanoch; seconded by Eric Buskirk;

To adjourn meeting at 8:40 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk