

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

September 12, 2016 7:00 p.m.

Call to Order:

Acting Chair Eric Buskirk called the meeting to order at 7:00 p.m.

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

Voting members: Carl Yanoch, David Moehle, Eric Buskirk, Alternate Member Carl Herzog

Excused: Lisa Holst, Deanna Hitchcock

186 Sacandaga Road – Northeast Property Improvements

Representative Dominick Arico of Arico Associates was in attendance to present the detailed site plan and application for a mixed use building to house a first floor retail space with a second floor dwelling. The applicant provided elevations of the proposed structure. There will be wall mount, downcast lighting on the building and HVAC units to be installed on roof, not visible from street level. There is no signage proposed at this time. The applicant will return for sign approval upon a lease agreement with tenant. The Planning Board has no concerns with this proposal.

Motion: by Carl Yanoch; Seconded by David Moehle;

That the Planning Board hereby approves the application and site plan as prepared by Arico Associates titled “Proposed Mixed Use Located At 186 Sacandaga Road” and dated June 2016 and revised on July 18, 2016.

All in favor.

SEQR Motion: by Carl Herzog; 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.

241 Mohawk Avenue – “Zarembo Group”

Representatives John Wojtila, Stephanie Bitter, Anthony Germanese, and Patrick Mitchell were in attendance to present the site plan application for the property located at 241 Mohawk Avenue. The applicants have revised the elevations per the Planning Board’s comments to mimic a sample elevation referred to during the August meeting review. With these revisions, the building size has increased from 11,095 sq. ft. to 14,600 sq. ft. The façade is primarily brick with approximately 65% glazing. The parking lot has been reduced to 55 parking spaces. A pedestrian connection with Gabriel’s has also been incorporated, as well as a “Stop” sign as requested by the Planning Board at the Glen Avenue exit. The Planning Board agrees that these elevations are much more pleasing than the previous submissions. The Planning Board does request that the midsection of the building be finished with a contrasting color brick to break up the façade.

The Planning Board and applicant are currently waiting on a written determination from NYSDOT regarding the drive-thru exit. The applicant continues to apply for a left turn at the exit, while the Planning Board and Traffic Safety Committee will approve a “Right Turn Only” exit.

The sign proposal that was previously submitted will be revised to reflect the updated version of the “CVS” logo, and will be submitted for the next review.

The Planning Board agrees that the applicant has submitted a complete application and shall be subject to a Public Hearing.

Motion: by David Moehle; Seconded by Carl Yanoch

That the Planning Board considers the applicant's site plan titled "CVS Pharmacy" and dated August 31, 2016 with revisions 1-3 as prepared by VHB, Engineer in cooperation with Zaremba Group, LLC, Developer, complete with the following contingencies; the color of the brick finish on mid-section of building be contrasting to the rest of façade; all proposed signage be presented during the next review; the drive-thru exit be "right turn only". This proposal shall be subject to a Public Hearing prior to final approval.

All in favor.

Motion: by Carl Herzog; Seconded by Carl Yanoch

That the Planning Board hereby makes a positive recommendation to the Village Board of Trustees to approve a Special Use Permit application for CVS Pharmacy, c/o Zaremba Group, LLC to operate a drive-thru on the property located at 241 Mohawk Avenue.

All in favor.

Minutes of the Planning Board meeting held August 1, 2016

Motion: by Carl Yanoch; Seconded by David Moehle;

That the minutes of the August 1, 2016 Planning Board meeting are hereby approved.

All in favor.

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 discuss.

Old Business:

The proposed multi-unit dwelling project on Livingston Avenue is set to go before the Zoning Board of Appeals for necessary variance approval. Attorney Lydia Marola will determine whether the applicant will need to return to the Planning Board for Site Plan Review upon approval by the ZBA.

Adjournment:

Motion: By Carl Yanoch; seconded by Carl Herzog;

To adjourn meeting at 7:55 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk