

**VILLAGE OF SCOTIA PLANNING BOARD**  
**Special Meeting Minutes**  
**June 20, 2016 7:00 p.m.**

**Call to Order:**

Acting Chair Carl Herzog called the meeting to order at 7:00 p.m.

**Attendance:** Planning Board Members: David Moehle, Carl Yanoch, Eric Buskirk, Carl Herzog, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

**Voting members:** Carl Yanoch, David Moehle, Eric Buskirk, Carl Herzog

**241 Mohawk Avenue – “Zaremba Group”**

Representatives John Wojtila, Stephanie Bitter, Patrick Mitchell and Mark Nadolny were in attendance to discuss with the board, site plan and design elements for this proposal. After the regular June meeting, the applicant prepared revised elevations and layout to address the green space and building design. The parking space size was reduced to 9’x18’ in order to create an additional 3,412 sq. ft. of green space. This leaves the applicant only 188 sq. ft. short of the requirement. The applicant also left a remaining three parking spaces to be replaced with green space at the request of the Board. After discussion, the applicant will be replacing two spaces in the North Western corner of the lot and one space at the Glen Avenue entrance, with green space. The species of tree for the Mohawk Avenue streetscape has not been specified. The applicant will obtain a list of Village desired tree species’ for the business district. A sign application has not yet been submitted, however the applicant described that they will be applying for three wall signs, a monument sign and a standalone sign at the Glen Avenue entrance. The Planning Board is satisfied with the overall site-scape.

The elevations provided show a gabled roof with exposed shingles and ornamental dormers. The Planning Board requested more variation in roofline. The siding is weathered wood clap board with a rustic brick foundation. The windows have been lowered and will have white, decorative shutters to hide interior shelving. Awnings will also be featured above windows. The Planning Board feels that this is much more to the Village’s approval, however the façade should be broken up more to look like individual retail spaces, rather than one long building. There will be hidden HVAC units on the rooftop.

Board of Trustee Liaison, Thomas Gifford spoke regarding the Design Guidelines. He stressed the importance of following them as specifically as possible. Especially in terms of providing cross access between properties as well as the two-story height. There is debate whether the Design Guidelines are Village Code or simply recommendations. Attorney Marola will follow up with a determination on this with the applicant and the Board.

The applicant will revise and return before the board for the next regularly scheduled meeting.

**Adjournment:**

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

To adjourn meeting at 8:05 pm.

All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk