

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

December 4, 2017 7:00 p.m.

### Call to Order:

Chair Eric Buskirk called the meeting to order at 7:04 p.m.

**Attendance:** Planning Board Members – Eric Buskirk, Bryan Reed, Carl Yanoch, Gregg Zeman, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

**Voting members:** Eric Buskirk, Bryan Read, Carl Yanoch, Gregg Zeman

**Excused:** Carl Herzog, Alternate Member Deanna Hitchcock

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

Tabled until January Planning Board meeting.

### Minutes of the Planning Board meeting held August 7, 2017

Tabled until January Planning Board meeting.

### Minutes of the Planning Board meeting held September 11, 2017

Tabled until January Planning Board meeting.

### Minutes of the Planning Board meeting held October 2, 2017

Tabled until January Planning Board meeting.

### 222 Mohawk Avenue – Cumberland Farms

Representatives Stefanie Bitters, Esq., James Gillespie of Bohler Engineering and Wendy Holzberger of VHB were in attendance to present the revised site plan for the property located at 222 Mohawk Avenue. The revised site plan includes details on elevations, signage, snow removal, storm water management, lighting, landscaping and green space, loading zones, fire hydrant placement and parking. The applicant did seek variances from the Zoning Board of Appeals for the following code sections which were approved on October 30, 2017:

- 250-26 C. (3) –Yards required.
- 250-26 D. – Parking requirements.
- 250-26 F. – Driveways, entrances and exits.

The applicant did provide a list of deviations from the Design Guidelines and validation for those deviations. Some of those include setbacks, delivery area, parking areas, landscaping of parking areas and building height. During the October meeting Trustee Gifford expressed concern with the orientation of the pump stations and the proposed building as it does not comply with the Village Design Guidelines. Therefore, at the Planning Board's request the applicant did provide comparable site layout plans showing several different orientations. The Planning Board agrees that the proposed layout would best accommodate all involved parties including the Village and neighboring residences, as rotating the site would expose James Street residents to unsightly pumps and lighting at the rear of their property and would prohibit cross access between the business located next to the site. Due to the gradient, even with installed privacy fence the view of the pump station canopy would still be visible to those residents. Noise would also be a concern with rotating the pumps to the rear, as the proposed building would act as a buffer for sound. Due to the orientation, deliveries would be limited to the front and side of the building, rather than the rear. This also prevents exposure to sight and sound pollution to the rear lying residences. These same defenses apply to the deviation of the parking area location and landscaping. The proposed building is a one story with roof dormers to give the look of a second story.

Lighting on the site is the Planning Board's largest concern. As the members have observed other updated Cumberland Farms locations and feel that the lighting is extremely bright. An

approved plan shall have reduced lumens and shall meet final approval of the Building Inspector. The applicant shall also incorporate Village approved ornate street lighting to match the existing along the CBD. In addition, the applicant shall also include coordinating bench and trash can along the sidewalk and green space. The sidewalk shall be stamped concrete and will match the neighboring property. Proposed landscaping is complete with rain garden for hillside water runoff at the rear of the property site.

The proposed signage exceeds Village code relating to height and maximum square footage. The applicant has proposed a 25' pylon sign. The application shall be revised to include an allowable maximum height monument sign. The proposed signage also includes LED graphics and an electronic message board. The Building Inspector will review the Village code relating to LED and electronic signs with the applicant to ensure compliance. Other proposed signage includes four 3' entrance and exit signs which will be internally, two internally lit side and front wall signs and two internally lit canopy signs.

The facade will be vinyl siding with a stone veneer. The proposal does not identify the total site glazing, however the Planning Board requests that additional windows be added to the front of the building.

The applicant will return with a revised site plan.

The Planning Board members continued to discuss the proposal and agree that lighting and building style are the main concerns. The members also agree to hold a public hearing during the next meeting.

**Motion:** By Eric Buskirk; Seconded by Carl Yanoch;  
That a Public Hearing shall be scheduled for January 8, 2018 for review of the site plan proposal for 222 Mohawk Avenue, Scotia, NY 12302.  
All in favor.

#### **Review of Design Guidelines**

The revisions to the Design Guidelines have been finalized. The new Design Guidelines will need to be adopted by the Village Board of Trustees and upon approval will be distributed to future applicants.

**Motion:** By Eric Buskirk; Seconded by Bryan Reed;  
That the Village of Scotia Planning Board hereby makes a positive recommendation to the Village Board of Trustees to adopt the Design Guidelines as revised on November 30, 2017.  
All in favor.

#### **Training Status Report**

Current Training Hours:	Carl Yanoch: (-3)
	Eric Buskrik: (-.5)
	Carl Herzog: (-2.5)
	Bryan Reed: (0)
	Gregg Zeman: (0)
	Alternate Deanna Hitchcock: 2.75

#### **New Business:**

No new business to report.

#### **Old Business:**

No old business to report.

**Adjournment:**

**Motion:** By Carl Yanoch; seconded by Bryan Reed;  
To adjourn meeting at 8:48 pm.  
All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk