

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

February 6, 2017 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: Eric Buskirk, Carl Herzog, Carl Yanoch, Building/Plumbing Inspector Luis Agüero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

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

**Excused:** Deanna Hitchcock, Alternate Member David Moehle  
Member Carl Herzog arrived at 7:07 p.m.

### New Business:

180 Sacandaga Road – Representative James Hale was in attendance to present a preliminary proposal for a new building at the site located at 180 Sacandaga Road. This is the site of the former “Dairy Circus” restaurant and the new proposal will reflect no change of use. At this time the applicant has only provided a site plan with a proposed foundation layout. Revisions were discussed as to the placement and set backs of the proposed foundation, as the rendering does not comply with the Village setback requirements. Mr. Hale explained that the applicant wishes to pave the parking lot and install sidewalks along the property. Parking is to be provided in the front and rear of the building. A full site plan application with building renderings will be submit for future review.

### 184 Sacandaga Road – 1313 Enterprises LLC

Representative Eric Vickerson, architect for the property located at 184 Sacandaga Road was in attendance to present the application for an addition and gas dispenser replacement. The applicant came before the board in January and has since submitted colored elevations indicating the exterior building material to be used for the addition. A fully completed SEQR has also been submitted. The proposed 540 square foot addition will house a beverage cooler. A building overhang will also be constructed which will include overhead lighting. The existing canopy above the gas dispensers will be re-faced with a “Citgo” sign added. A 32 sq. ft. LED monument sign is also proposed. The applicant will also be re-paving and striping the parking lot and installing new sidewalks. The Planning Board agrees that the building finishes are appropriate. The proposed monument sign shall have landscaping surrounding its perimeter. There will be a chain-link, slatted dumpster enclosure on site. The Building Inspector inquired about the AC/condenser unit as it should be protected from pooling moisture. The applicant stated that the unit will be positioned on a raised concrete pad. The Planning Board has no additional concerns.

**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.

**Motion:** by Carl Yanoch; Seconded by Carl Herzog;

That the Planning Board hereby approves application and site plan dated December 16, 2016 as prepared by Eric J. Vickerson Architecture.

All in favor.

### Minutes of the Planning Board meeting held January 9, 2017

**Motion:** by Carl Yanoch; Seconded by Carl Herzog;

That the minutes of the January 9, 2017 Planning Board meeting are hereby approved.

All in favor.

**Training Status Report**

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

**New Business:**

The Mayor has asked the Village Board and the Planning Board to review the Village of Scotia Design Guidelines along with the CBD Master Plan and Village Code, for amendments. Members will identify items that may be revised and report to the Village Board for action. The Building Inspector noted that parking space size should be one of the items to consider, as the Village requirements do not currently parallel the Uniform Building Code standards.

**Old Business:**

No old business to report.

**Adjournment:**

**Motion:** By Carl Yanoch; seconded by Eric Buskirk;  
To adjourn meeting at 7:51 pm.  
All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk