

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

October 2, 2017 7:00 p.m.

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:01 p.m.

Attendance: Planning Board Members: Eric Buskirk, Bryan Reed, Carl Yanoch, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Eric Buskirk, Bryan Read, Carl Yanoch

Excused:, Deanna Hitchcock, Carl Herzog, Alternate Member David Moehle, Building/Plumbing Inspector Luis Aguero

Minutes of the Planning Board meeting held February 6, 2017

Tabled until November Planning Board meeting.

Minutes of the Planning Board meeting held March 6, 2017

Motion: by Bryan Reed; Seconded by Carl Yanoch;

That the minutes of the March 6, 2017 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held August 7, 2017

Tabled until November Planning Board meeting.

Minutes of the Planning Board meeting held September 11, 2017

Tabled until November Planning Board meeting.

402 Meriline Avenue – Hometown Pub & Grub

Representative John Leclair was in attendance to present the site plan application for the property located at 402 Meriline Avenue. The applicant is proposing to replace the existing sign from the previous business and add gooseneck lighting. The proposed sign is the same size of the existing, at 32 sq. ft. The Planning Board has no concerns.

SEQR Motion: By Carl Yanoch; Seconded by Bryan Reed;

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.

Motion: by Bryan Reed; Seconded by Carl Yanoch;

That the Planning Board hereby approves application and site plan dated September 7, 2017 for 402 Meriline Avenue as prepared.

All in favor.

17 Mohawk Avenue – Dunkin Donuts

Luigi Palleschi of ABD Engineers was in attendance to present the site plan application for the property located at 17 Mohawk Avenue. The applicant had received prior approval for this site plan in December 2015. The previous approval has expired, as the applicant has not completed the project. No changes have been made to the previously approved application, as the applicant is only seeking a renewal. The applicant will also need to renew their previously approved Special Use Permit. The Planning Board has no concerns.

SEQR Motion: By Carl Yanoch; Seconded by Bryan Reed;

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.

Motion: by Bryan Reed; Seconded by Carl Yanoch;

That the Planning Board hereby approves the application dated September 20, 2017 and site plan prepared by ABD Engineers & Surveyors titled “Dunkin Donuts Drive Up Window”, dated July 24, 2015 and revised on November 20, 2015 with the following contingencies: Sound level and light spray meet the Building Inspector’s requirements; curb cuts along Glen Avenue must be raised as appropriate; sidewalk along Mohawk Avenue be consistent with neighboring property located at 25 Mohawk Avenue; snow be either stored in designated areas or removed from site upon exceeding capacity; a refuse container be located within the drive-thru lane to prevent litter.

All in favor.

Motion: by Carl Yanoch; Seconded by Bryan Reed;

That the Planning Board hereby makes a positive recommendation to the Village Board of Trustees to approve the application for a Special Use Permit to operate a drive-thru at the property located at 17 Mohawk Avenue.

222 Mohawk Avenue – Cumberland Farms

Representatives Stefanie Bitters, Esq., James Gillespie of Bohler Engineering and Ross Galloway of First Hartford were in attendance to present the preliminary site plan for the property located at 222 Mohawk Avenue. The applicant is proposing to demolish two neighboring properties as well as the existing 2,400 sq. ft. Cumberland Farms building to accommodate for a new 4,794 sq. ft. building. The existing four fueling stations will also be replaced. All parcels will be combined into one. Due to the difference in gradient between properties, the applicant will be installing a retaining wall and fencing along the rear property line. Curb cuts will need to be relocated to accommodate two entrance/exits. The applicant did provide a traffic study to be reviewed by the Planning Board chair. The applicant will require two variances from the Village of Scotia Zoning Board of Appeals for setback minimum and parking allotment and is requesting a positive recommendation from the Planning Board. Upon receipt of the variance approval, the applicant will return with a more detailed site plan.

Motion: by Eric Buskirk; Seconded by Bryan Reed;

That the Planning Board hereby makes a positive recommendation to the Village of Scotia Zoning Board of Appeals to review two area variance applications for “Parking: 250-55(B)(6)” and “Rear Setback Zoning Sch.” for the property located at 222 Mohawk Avenue.

Review of Design Guidelines

As a follow up on the discussion during the September meeting, Eric Buskirk distributed a more refined version of the revised Design Guidelines. The Planning Board members reviewed and discussed the revisions and will submit additional comments through the Google Doc application. Some of the revisions include: an updated map, table of contents, formatting changes, updated photos, rain gardens, electronic vehicle charging stations and EFIS building material. The members will continue the amendments and discuss at the next meeting.

Training Status Report

Current Training Hours: Deanna Hitchcock: 2.75
Carl Yanoch: (-3)
Eric Buskrik: (-.5)
Carl Herzog: (-2.5)
Bryan Reed: (0)
Alternate David Moehle: (-4)

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 8:25 pm.

All in favor.

Respectively submitted,

Newe Haile

Village of Scotia Planning Board Clerk