

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

January 8, 2018 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, Gregg Zeman, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

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

Excused: Alternate Member Deanna Hitchcock, Building/Plumbing Inspector Luis Aguero

222 Mohawk Avenue – Cumberland Farms

a.) Public Hearing

Chair Eric Buskirk announced the guidelines for the public hearing. Representatives Stefanie Bitters, Esq., Ross Galaway of Bohler Engineering and Wendy Holzberger of VHB were in attendance to present the site plan for the property located at 222 Mohawk Avenue. An overview of the proposal was presented to the public. The applicant stated that included in the revised proposal are modifications to lighting, signage, glazing, and a stamped concrete sidewalk. The applicant is seeking waivers to the Design Guidelines for the building setback, parking lot location and islands and two-story building requirement. During the last review, the Planning Board had asked the applicant to discuss other options for the building and pump orientation on the site. The applicant did describe the other layout options and details on ingress and egress for fuel delivery trucks.

Chair Eric Buskirk opened the public hearing at 7:19 p.m.

- Melisa Deland of 223 James Street – Resident spoke in support of the proposal. She stated that she prefers the proposed layout as opposed to having the parking lot meeting her backyard. Concerns were dumpster location and privacy. The applicant agreed to install a privacy fence along the entire rear property line in addition to the proposed landscape buffer. The dumpster will be located to the side of the building with an enclosure. The resident is satisfied with the dumpster location. The resident also stated that she enjoys Cumberland Farms and feels the proposed design and layout are desirable.
- Faye Tischler of 207 Riverside Avenue – Resident stated that she understands the complexity with meeting the needs of the Village, the residents and the corporation and hopes that a pedestrian friendly decision can be reached. Resident also stated that she is uncomfortable with the suburban look of the proposed building and the Design Guideline deviations and would prefer building on the street line.
- Nancy Gifford of 203 Lincoln Street – Resident spoke in opposition of the proposed plan, as she is concerned with pedestrian safety. Wants to ensure people can walk safely along Mohawk Avenue and feels that the current layout of the site is dangerous.
- Cindy Carow of 225 James Street – Resident stated that she does not want gas pumps in her backyard and agrees with the statements made by prior resident Melisa Deland. Resident also stated that Cumberland Farms currently does not maintain the sidewalk on Center Street and would like to make sure they are enforced to do so.

Chair Eric Buskirk closed the public hearing at 7:35 p.m.

b.) Discussion

Member Gregg Zeman expressed opposition to the proposed layout of the site, the size of the building and that the proposal does not meet the Design Guidelines. Member Carl Yanoch noted that the Design Guidelines do not address gas stations and that accommodating pumps adds complexity to the site that will require some consideration. He also stated that the proposal includes pumps that will be perpendicular to Mohawk Avenue, which will be easier and safer for vehicles to pull in and out of. Chair Eric Buskirk stated that the building size is acceptable and with a few minimal modifications the board should be able to reach to a compromise. His three concerns are the building height, the window placement on the building and the color of the site lighting. He also stated that he does not feel that it is feasible to orient the building to the side or front of the site due to service delivery access. Member Bryan Reed commented that one of his concerns for the site was the pedestrian access, which the applicant has provided two accommodations that will improve the walkability of the site. He also stated that he feels the proposed layout best meets the needs of pedestrians, the applicant and the Village. He noted that it may not be possible for all of the Design Guidelines to be met by every applicant. Chair Eric Buskirk allowed audience member George Solotruck to comment regarding his concern for safety and security on the site. He inquired as to whether the rear of the building will be lit and/or monitored to deter people of concern from loitering on the property.

c.) Action

No action at this time. The applicant will return with revisions reflecting the requests of the Planning Board.

180 Sacandaga Road – Dairy Circus

Representative Robb Clemons was in attendance to present a revision to the previously approved site plan for the property located at 180 Sacandaga Road. Upon construction, the building was erected in a location not in conformity with the approval. The applicant is requesting an approval of the new location of the building, which is positioned approximately six feet to the West and 10 feet to the South from the previously approved location. The applicant will also be required to obtain another variance approval from the Zoning Board of Appeals. There is no change to SEQR which has been previously approved on March 6, 2017. The Planning Board has no concerns with the change and commends the applicant on the esthetic of the building.

Motion: By Eric Buskirk; Seconded by Carl Yanoch;

That the Planning Board hereby approves application and site plan dated December 1, 2017 by Raymond Koch, Surveyor as prepared for the property located at 180 Sacandaga Road.
All in favor.

Motion: By Carl Yanoch; Seconded by Gregg Zeman;

That the Planning Board hereby makes a positive recommendation to the Village of Scotia Zoning Board of Appeals to review and approve the requested variances for the property located at 180 Sacandaga Road.
All in favor.

Minutes of the Planning Board meeting held February 6, 2017

Motion: by Eric Buskirk; Seconded by Carl Yanoch;

That the minutes of the February 6, 2017 Planning Board meeting are hereby approved.
All in favor.

Minutes of the Planning Board meeting held August 7, 2017

Motion: by Bryan Reed; Seconded by Eric Buskirk;

That the minutes of the August 7, 2017 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held September 11, 2017

Motion: by Bryan Reed; Seconded by Eric Buskirk;

That the minutes of the September 11, 2017 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held October 2, 2017

Motion: by Carl Yanoch; Seconded by Bryan Reed;

That the minutes of the October 2, 2017 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held December 4, 2017

Motion: by Carl Yanoch; Seconded by Gregg Zeman;

That the minutes of the December 4, 2017 Planning Board meeting are hereby approved.

All in favor.

Training Status Report

Current Training Hours:	Carl Yanoch: (-3)
	Eric Buskrik: (-4.5)
	Bryan Reed: (-4)
	Gregg Zeman: (0)
	Alternate Deanna Hitchcock: -1.25

New Business:

No new business to report.

Old Business:

The final draft of the Design Guidelines has been forwarded to the Board of Trustees for final approval

Adjournment:

Motion: By Carl Yanoch; seconded by Bryan Reed;

To adjourn meeting at 8:21 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk