

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

February 5, 2018 7:00 p.m.

Call to Order:

Chair Eric Buskirk called the meeting to order at 7:00 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

Minutes of the Planning Board meeting held January 8, 2018

Motion: by Carl Yanoch; Seconded by Gregg Zeman;

That the minutes of the January 8, 2018 Planning Board meeting are hereby approved.

All in favor.

222 Mohawk Avenue – Cumberland Farms

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 as a follow up to the requests made during the January review. The applicant has revised their site plan to address the building design, height, and lighting as requested by the board. The roof pitch has been reduced from 10:12 to 7:12 reducing the overall height to 28'8" from 32'10". The applicant has also included additional windows with mullions, 5 decorative post lights and extended the privacy fence along the entire rear property line. Site lighting temperature has also been reduced to 4000K maximum. The applicant is seeking waivers from the Design Guidelines for the setbacks, delivery location, parking, landscaping and building stories. Chair Eric Buskirk outlined the following findings to accompany the application describing the deviations from the Design Guidelines and the validation for each.

Chair Findings for Cumberland Farms (222 Mohawk Avenue)

The Cumberland Farms Application for 222 Mohawk Avenue does not entirely meet the "Village of Scotia Design Guidelines for the Central Business District". Below are the findings presented to justify acceptance of the application.

1. *Two-Story Building*
 - a. *Design Guidelines, section VII-B requires a minimum of a 2-story structure.*
 - b. *The existing building is a single-story building and is being replaced with a single-story building.*
 - c. *The proposed new facade has the appearance of a second story with 'faux' dormer windows.*
2. *The Design Guidelines requires the building to be pedestrian focused with the front of the building at street level.*
 - a. *The application has the building set-back to accommodate gas pumps in the front of the building.*
 - i. *The current Design Guidelines does not specifically address gas stations.*
 - ii. *While the building is on a corner lot, an elevation change and one-way nature of the road prevents exiting traffic on Center Street.*
 - iii. *The applicant showed three arrangements with the building near the road that did not work.*
 1. *All would limit the distance between the two curb cuts to Mohawk Avenue and make maneuvering a fuel delivery truck impractical.*
 - iv. *The residential properties to the rear of the building would be negatively impacted with the building towards Mohawk Avenue.*

1. *Building currently shields the residents from lighting, noise and fire hazards of gas pumps.*
- b. *To accommodate pedestrian traffic, the applicant provided a new sidewalk on the eastern side of the lot and ties into an existing sidewalk with stairs on the western side of the lot.*
3. *Massing of building*
 - a. *The Design Guidelines state to avoid massing of buildings (keep scale of building in line with neighbors).*
 - b. *The Cumberland Farms building is larger than most neighbors at ~4,800 sqft.*
 - i. *Applicant reduced the height of building by 4 ft. by lowering the pitch of the roof. Final design is less imposing and better fits neighboring properties.*
4. *Window glazing and empty spaces*
 - a. *The applicant's proposal meets the minimum glazing standards per the design guidelines.*
 - b. *Design Guidelines state to avoid large open wall spaces.*
 - i. *The applicant revised plan by adding two additional windows on the first floor to break up the otherwise ~15 ft. length of empty wall space.*
 - ii. *Applicant added mullions to windows to be more fitting with character of Village.*
5. *Color and Intensity of Exterior Lighting*
 - a. *The Cumberland Farms exterior lighting plan copies other newly renovated locations. Several Planning Board members noted that the lighting is both bright in intensity and bright in lighting color.*
 - b. *Applicant modified lighting plan to lower 'color' of light from 5700K to 4000K which better matches the ornate street lights (~4500K) on Mohawk Avenue.*
6. *Applicant requested reducing the number of parking spots*
 - a. *The applicant requested a reduced number of parking spots*
 - i. *The Planning Board agrees that the site plan has adequate parking for the needs of a gas station.*

General Comments on Building Design:

- *Building design is within the traditional nature of Scotia*
 - *The 'Cape' style structure with dormer windows fits the Village of Scotia*
- *The revised signage plan from the applicant better fits the Village.*

Each Planning Board member commented on their opinions of the site plan.

- Chair Eric Buskirk stated that he is satisfied with the revisions that the applicant has provided.
- Carl Yanoch stated that the applicant has addressed the concerns of the Planning Board.
- Gregg Zeman stated that he wished that the Design Guidelines were adhered to more closely, as he feels the plan is laid out for automobiles, not pedestrians and does not accommodate the walking public. He also stated that although the building has a great look, it is too suburban for the Village. The Design Guidelines do not address gas stations, however he feels that this applicant could have had a more creative design to better meet the guidelines.
- Bryan Reed felt that the Chair Findings captures all 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 Carl Yanoch; Seconded by Bryan Reed;

That the Planning Board hereby approves application and site plan dated November 17, 2017 and revised through January 18, 2018, Titled “Site Plan Developments for Cumberland Farms” and prepared by Bohler Engineering with the following contingencies; that all S.B.L.’s be combined into one upon completion of the project, and that the applicant provide a “Building Foundation Survey” performed by a licensed surveyor at Building/Plumbing Inspector’s request.

Ayes: Chair Eric Buskirk, Carl Yanoch, Bryan Reed

Noes: Gregg Zeman

Abstentions: None

Motion: by Bryan Reed; Seconded by Carl Yanoch

That the Planning Board hereby makes a positive recommendation to the Village Board of Trustees to issue a Special Use Permit to the applicant for 222 Mohawk Avenue, Scotia, NY 12302.

Training Status Report

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|-------------------------|---------------------------------|
| Current Training Hours: | Carl Yanoch: (-3) |
| | Eric Buskrik: (-1.5) |
| | Bryan Reed: (-4) |
| | Gregg Zeman: 0 |
| | Alternate Deanna Hitchcock: .75 |

New Business:

A new Planning Board Member, George Solotruck is to be appointed by the Board of Trustees on February 14, 2018. A modification to the Village Code to include language on Electronic Vehicle Charging Stations shall be reviewed in the near future.

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