

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

August 1, 2016 7:00 p.m.

Call to Order:

Acting Chair Deanna Hitchcock called the meeting to order at 7:04 p.m.

Attendance: Planning Board Members: Deanna Hitchcock, Carl Yanoch, David Moehle, Eric Buskirk, Alternate Member Carl Herzog, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Deanna Hitchcock, Carl Yanoch, David Moehle, Eric Buskirk, Alternate Member Carl Herzog

Excused: Lisa Holst

241 Vley Road – Eric B. Adams & Wayne T. Beale

a) Public Hearing

As per §219-7 (e) of the Code of the Village of Scotia, all minor subdivisions must be subject to Public Hearing prior to approval.

Acting Chair Deanna Hitchcock opened the public hearing at 7:04 p.m.

No one wished to speak.

Acting Chair Deanna Hitchcock closed the public hearing at 7:04 p.m.

b) Discussion

The Planning Board has no additional comments regarding this application.

c) Action

SEQR Motion: By Carl Yanoch; Seconded by David Moehle;

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 Carl Herzog;

That the Planning Board hereby approves the application for minor subdivision dated May 18, 2016 and with revisions dated July 12, 2016 and July 13, 2016, prepared by Gilbert VanGuilder Land Surveyor, PLLC, titled "Subdivision #241 Vley Road Lands of Stolk" as prepared.

All in favor.

186 Sacandaga Road – Northeast Property Improvements

Representative Dominick Arico of Arico Associates was in attendance to present the revised site plan application for a mixed use building to house a first floor retail space with a second floor dwelling. The revisions include closing off the driveway access from Sacandaga Road and maintaining contiguous sidewalk along the property allowing pedestrian only access from this side. The main driveway entrance and exit will be on Albermarle Road. A dumpster pad with enclosure is also proposed on the southern corner of the lot. The applicant has presented the Planning Board with the previously acquired variances. The applicant will return with elevations and a detailed site plan for approval.

241 Mohawk Avenue – "Zarembo Group"

Representatives John Wojtila, Stephanie Bitter, Anthony Germanese, and Patrick Mitchell were in attendance to present the site plan application for the property located at 241 Mohawk Avenue. The applicants have revised the elevations per the Planning Boards comments during the last meeting to include the entry section from the June 20th review session as well as

extending the mid-section from the July 11th submission, adding more glazing. The pharmacy section of the building could not be relocated in order to include exterior windows as requested. The Planning Board chair submitted the following comments:

- Per the Village design guidelines, all new construction in the Central Business District must be at least two-stories.
- The second story must have a minimum of 15% transparency.
- False windows are not permitted.
- Avoid large expanses of blank wall with no window breaks or façade breaks.
- Buildings with over 50' frontage must blend into surrounding streetscape by designing breaks in the building mass and roofline. Ample window and door openings must be utilized or facades facing the public realm.

The Planning Board agrees that the building does not have to be two “functioning” stories, and may only present the “appearance” of a two-story building. The current submission meets the 15% transparency requirements for the second story. The Planning Board agrees that “false windows” on the second floor will be acceptable so long as they are glass window cut outs with non-transparent inserts. The Planning Board provided a suggested elevation for the applicant to reference for their next submission, exemplifying the façade and roofline breakup they are looking for. The eye level windows shall include a display or graphic insert rather than just shutters.

The applicant is currently awaiting a response from NYSDOT regarding the left/right drive-thru exit. The Planning Board reiterates that a right only exit is a condition of approval. The Mayor has been in contact with the owner of the neighboring property located at 255 Mohawk Avenue and is in favor of a pedestrian cross-access between the two properties. The Chair of the Traffic Safety Committee has no comment regarding this matter as it is on private property. The Planning Board also suggests a “Stop” sign be installed at the exit onto Glen Avenue. The applicant will prepare a revision for the next regular Planning Board meeting.

Minutes of the Planning Board meeting held July 11, 2016

Motion: by Carl Yanoch; Seconded by Carl Herzog;

That the minutes of the July 11, 2016 Planning Board meeting are hereby approved.

All in favor.

Abstained: David Moehle

Training Status Report

Current Training Hours:	Chair Lisa Holst- 0
	Deanna Hitchcock- 1.75
	David Moehle- 0
	Carl Yanoch- 1
	Eric Buskrik- 2
	Alternate Carl Herzog- 1.5

New Business:

No new business to discuss.

Old Business:

No old business to discuss.

Adjournment:

Motion: By Carl Yanoch; seconded by Deanna Hitchcock;

To adjourn meeting at 8:32pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk