

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

January 9, 2017 7:00 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:00 p.m.

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

Voting members: Lisa Holst, Eric Buskirk, Carl Herzog, Deanna Hitchcock, Carl Yanoch

Excused: Alternate Member David Moehle

Minutes of the Planning Board meeting held December 5, 2016

Motion: by Carl Herzog; Seconded by Eric Buskirk;

That the minutes of the December 5, 2016 Planning Board meeting are hereby approved.

All in favor.

Abstained: Deanna Hitchcock, Carl Yanoch

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 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 requests that the applicant return with colored elevations indicating the exterior building material to be used for the addition, as well as landscaping details. The SEQR is also currently incomplete and will be re-submitted for the next review.

241 Mohawk Avenue – Zaremba Group (CVS Pharmacy)

Applicant representative Stephani Bitter was in attendance to present the revised site plan for the property located at 241 Mohawk Avenue. On December 21, 2016, the applicant met with the Village of Scotia Traffic Safety Committee to remedy the conflict of the left turn from the drive-thru exit. Both parties agreed to allow left turns out onto Mohawk Avenue except between the hours of 4 pm and 6 pm. The Planning Board did identify all deviations from the Design Guidelines in the “CVS Application Findings” which will be a condition of approval. Attorney Lydia Marola advised that the height of the proposed wall sign is acceptable. Sidewalk installation will meet DOT requirements which override the Village of Scotia Sidewalk Specifications for the Central Business District. The Building Inspector will follow-up on this matter upon submission of a DOT permit. The Building Inspector also advised the applicant that all parcels involved will need to be combined into one parcel.

Motion: by Eric Buskirk; Seconded by Carl Yanoch;

That the application for 241 Mohawk Avenue is complete and shall be brought for a vote.

All in favor.

SEQR Motion: By Lisa Holst; Seconded by Carl Herzog;

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 as amended.

All in favor.

Motion: by Carl Yanoch; Seconded by Eric Buskirk;

That the Planning Board hereby adopts the following “CVS Application Findings” dated January 9, 2017, as a condition of final site plan approval.

The application does not meet “Village of Scotia Design Guidelines for the Central Business District” in the following ways:

1. Two-story building
 - a. Design Guidelines, section VII-B requires a minimum of a 2 story structure.
 - b. The existing CVS building is a single-story building. It is being replaced with a single-story building, resulting in no net change to building height.
 - c. The proposed new facade has the appearance of a second story with ‘faux’ windows on upper part of building.
2. Avoid large open areas
 - a. Design Guidelines, section VI-D requires avoiding large gaps between buildings (i.e. parking lots).
 - b. Due to the placement of the buildings on these lots, there will be approximately 200 ft. of distance between Gabriel’s and the proposed CVS, which would qualify as a large space of parking.
 - c. Building Code Section 250-55B(6) requires parking areas equal to two times the floor space of total store area. To meet this requirement, approximately 55 spaces are required.
 - d. Applicant desires to operate the existing store while new store is constructed to reduce costs and maintain customer access to pharmacy services. This requires the new building to be on the easterly side of the lot. Gabriel’s happens to be on the westerly side of its lot – causing the large open parking area.
 - e. Applicant has modified site plan with considerable landscaping to break up area between Gabriel’s and proposed CVS. Both will provide the best visual break possible while maintaining practical aspects of project.
 - i. A 12 ft. landscaped strip between lots is provided by CVS.
 - ii. A 40 ft. by 40 ft. ‘pocket park’ is provided nearest to Mohawk Ave boarding Gabriel’s lot. This will visually be a large area (nearly the frontage of many Scotia lots) of green-space that will visually break up the large space.
3. Clear glazing on 30% of building
 - a. Design Guidelines, section VII-D requires a minimum of 30% clear glazing to provide ‘pedestrian friendly’ building design.
 - b. The application has 0% clear glazing at pedestrian level along Mohawk Ave. There will be opaque windows to provide the appearance of glazing at pedestrian level. Displays will cover the inside of the ‘windows’ to provide space for goods and check-out areas.
 - c. There are safety/security reasons as to not provide windows in the easterly side of the building which houses the Pharmacy. Control substances (drugs) will be stored in the Pharmacy, requiring more secure walls without windows.
 - d. Clear glazing above the opaque windows is provided along Mohawk Ave.
 - e. Application provides clear glazing at pedestrian level on the westerly side of the building.
 - f. The applicants building design provides glazing while maximizing the interior space for sales of a modern corporate pharmacy building.
4. Delivery areas must be located to the rear of the property
 - a. Design Guidelines, section VI-C requires delivery areas to be located in the rear of building and delivery trucks must not block or use parking areas.

- b. For the proposed building, compliance with this provision would place delivery trucks immediately behind the bordering residences on Glen Avenue and delivery trucks would need to block designated parking stalls at the rear of the building. Easterly side deliveries at this site are more desirable.
5. Sign height
 - a. The approved wall signs are 19' above the street level, whereas Village code only allows 16' maximum height.
 - b. The building architecture dictates wall sign height. This sign is consistent with the approval of 25 Mohawk Avenue.
 - c. It is the Village's intent to pursue an amendment of the governing code.
6. The Village code for sidewalks in the Central Business District conflicts with NYSDOT's regulations for state highways
 - a. The Building Inspector will reconcile and approve final sidewalk design pending DOT permit conditions.
7. Section VI-G of the Design Guidelines require join and cross access between properties
 - a. On this site, a 4' grade difference makes vehicular cross access impractical.
 - b. Pedestrian cross access has been provided to comply with the nature of this requirement.

Comments on Building design:

- Building design is within the traditional nature of Scotia.
 - The 2-tone brick and stepped rooflines mimic the appearance of 3 smaller buildings instead of a large structure. This follows nature of the Scotia Business District while providing a modern-sized building for the applicant.
- Adequate parking is provided along with snow removal storage areas.
 - The lot has 2 entrances and 3 exits from the lot providing adequate access to and from building.
 - The application is in agreement with the Village of Scotia Traffic Safety Committee's recommendation. A notable feature is the restriction of 'No Left Turn' from 4-6pm as per the memo dated December 21, 2017 to the Planning Board.
- The drive-through will provide improved services to the community. Particularly elderly and parents with small children can more easily access the pharmacy via the drive-through.
- The application's signage is within standards and will fit the village.

All in favor.

Motion: by Eric Buskirk; Seconded by Carl Yanoch;

That the Planning Board hereby approves the application with site plan prepared by VHB, titled "CVS/pharmacy" and dated November 1, 2016 with an amendment dated December 28, 2016 to page C-3; whereas the decorative street lights must be lit during the hours between dusk and dawn; and whereas the applicant will be responsible for all landscape maintenance at the site.

All in favor.

Motion: by Eric Buskirk; Seconded by Carl Yanoch;

That the Planning Board hereby reaffirms a positive recommendation to the Village Board of Trustees to approve a Special Use Permit application for CVS Pharmacy, c/o Zaremba Group, LLC to operate a drive-thru within the December 21, 2016 recommendations of the Traffic Safety Committee, at the property located at 241 Mohawk Avenue.

All in favor.

Training Status Report

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

New Business:

Chair Lisa Holst announced that this will be her last meeting as a Planning Board member.

Old Business:

No old business to report.

Adjournment:

Motion: By Carl Yanoch; seconded by Eric Buskirk;

To adjourn meeting at 8.08 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk