

DRAFT
VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
September 8, 2014 7:00 p.m.

Call to Order:

Chair Jenny Lippmann called the meeting to order at 7:03 p.m.

Attendance:

Planning Board Members: David Moehle, Deanna Hitchcock, Jenny Lippmann, Carl Yanoch, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola

Voting members: Jenny Lippmann, Carl Yanoch, David Moehle, Deanna Hitchcock

Excused: Lisa Holst, Alternate Member E. Thomas Neals, Board of Trustees Liaison Gregg Zeman

Minutes of the Planning Board meeting held July 7, 2014

Motion: by Deanna Hitchcock; Seconded by David Moehle;

That the minutes of the July 7, 2014 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held August 4, 2014

Motion: by Carl Yanoch; Seconded by David Moehle;

That the minutes of the August 4, 2014 Planning Board meeting are hereby approved.

All in favor.

222 Mohawk Avenue – Cumberland Farms

Representative Carolyn Parker was in attendance to present the site plan application for Cumberland Farms at 222 Mohawk Avenue. The applicant proposes to install a “Smart Pay Alternator” to their existing pylon sign. The proposal is to change the price display on the sign every 8 seconds. This proposal violates the Village of Scotia Sign Code that states a display change cannot occur more than once per hour. Cumberland Farms will have the option to install the sign alternator so long as they comply with Village Code. New York State law requires gas stations to display prices at the pumps. Cumberland Farms also wishes to install LED signs with the “Smart Pay Alternator” on the top of each gas pump to replace the existing manual display. This proposal also does not comply with Village Code, however the Planning Board agrees that pump topper displays are not by definition an “EMB” and will not create a nuisance, so long as the illumination does not exceed the maximum defined in the Village Sign Code. The Planning Board also agrees that a price change every 8 seconds is excessive, however will allow once per minute, as these signs are not widely visible by drive-by motorists.

Motion: by Carl Yanoch; Seconded by David Moehle;

That the Planning Board approves site plan as prepared by Able AAT USA, LLC and dated January 7, 2013 based on the contingency that per Village of Scotia Sign Code, the static display time of each changeable message or image displayed on the pylon sign shall be a minimum of 1 hour; and that the static display time of each changeable message or image displayed on the pump toppers shall be a minimum of 1 minute, so long as the illumination maximum not be exceeded, and due to New York State requirements to advertise prices at gas pumps, and Planning Board opinion that pump toppers do not prove to be a distraction to motorists.

All in favor.

SEQR Motion: By David Moehle; Seconded by Deanna Hitchcock;

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.

204 Mohawk Avenue – Stewart’s Shops

Representative Jeremy Lawless was in attendance to present the site plan application for Stewarts Shops located at 204 Mohawk Avenue. The applicant wishes to gain approval for the installation of two signs on the property. The existing bronze colored, 21 SF sign on the front of the property has been replaced with a 17 SF updated logo sign. The same sign has also been installed on the eastern side of the property. The Planning Board has no concerns with this application.

Motion: by Carl Yanoch; Seconded by David Moehle;

That the Planning Board approves site plan as prepared by L.H. Rutland, Jr. PE, titled "Site Plan" for 204 Mohawk Avenue, Scotia, NY 12302, and dated August 25, 2104.

All in favor.

SEQR Motion: By David Moehle; Seconded by Deanna Hitchcock;

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.

Training Status Report

Current Training Hours: Chair Jenny Lippmann- 11.25
 Deanna Hitchcock- 7.75
 David Moehle- 6
 Lisa Holst- 7
 Carl Yanoch- 9
 Alternate E. Thomas Neals- 1

New Business:

Building/Plumbing Inspector Luis Agüero informed the Planning Board that Dragon Garden at 120 Mohawk will be changing to Jade Bistro.

Old Business:

The Complete Streets meeting will be held on September 23, 2014 at 6 pm.

One of the members observed a "For Rent" sign on the property originally proposed by Dunkin' Donuts to put in a drive-thru operation. No information from the Dunkin' Donuts applicant has been presented to the Building Inspector at this time.

Adjournment:

Motion: By David Moehle; seconded by Carl Yanoch;

To adjourn meeting at 7:42 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk