

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

March 5, 2018 7:00 p.m.

### Call to Order:

Chair Eric Buskirk called the meeting to order at 7:02 p.m.

**Attendance:** Planning Board Members – Eric Buskirk, Bryan Reed, George Solotruck, Carl Yanoch, Gregg Zeman, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

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

**Excused:** Alternate Member Deanna Hitchcock

### 184 Sacandaga Road – Warex Terminals Corp. for Citgo

Representatives Brett Steenburgh and Bonnie Singh were in attendance to present the site plan application for the property located at 184 Sacandaga Road. The applicant recently purchased the parcel neighboring their existing Citgo Station and would like to install an additional pump island with two new pumps and a 24'x24' canopy. The pumps will include unleaded, super unleaded, kerosene and diesel fuels and will accommodate tractor trailers. The lighting under the new canopy shall match the existing. Building Inspector Luis Aguero noted that the current lighting is excessively bright and suggested that the applicant install dimmable or shielded lighting. The applicant also wishes to install a 9'x16' storage room addition to the existing building located on the site with exterior access only. The propane tank will be relocated to the northern side of the lot to allow for additional parking and a chain-link, slated dumpster enclosure. Bollards and shrubbery will surround the propane tank. The Superintendent of Public Works has advised that a handicapped accessible curb ramp shall be installed at the existing crosswalk on Sacandaga Road. The ramp should connect to a sidewalk that runs along the front of the property and connects with the sidewalk in front of the neighboring property and around corner to future crosswalk at Albermarle Road. Curbing is not proposed, instead there is a grass to asphalt transition. Snow storage will be at the point and rear of building. The applicant shall install a drywell per the Planning Boards recommendation. Sign dimensions have not been provided. A Special Use Permit will need to be acquired by the Village Board of Trustees. The Planning Board will hold a special meeting to review the revisions to the site plan provided by the applicant tentatively scheduled for March 19, 2018.

**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 184 Sacandaga Road, Scotia, NY based on the following contingencies; the applicant provide a revised site plan to include amendments to lighting brightness and shields, bollards around propane tank enclosure, continued sidewalk installation along Sacandaga Road with handicap access, "No Parking" signs posted in loading areas, a drywell installation and details on all site signage.

All in favor.

### Minutes of the Planning Board meeting held February 5, 2018

**Motion:** by Carl Yanoch; Seconded by Bryan Reed;

That the minutes of the February 5, 2018 Planning Board meeting are hereby approved.

All in favor.

### Training Status Report

Current Training Hours:	Eric Buskrik: (-1.5)
	Bryan Reed: (-4)
	Carl Yanoch: 0
	Gregg Zeman: 0
	George Solotruck: 0

**New Business:**

Chair Eric Buskirk announced that Stewarts Shop will not be re-locating and will in fact be making an application for site plan review in the near future for their existing site.

**Old Business:**

Dairy Circus is attempting to have the utility pole on their property re-located.

**Adjournment:**

**Motion:** By Carl Yanoch; seconded by Gregg Zeman;

To adjourn meeting at 8:10 pm.

All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk