# VILLAGE OF SCOTIA PLANNING BOARD
## Special Meeting Minutes
## December 3, 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, Tim Goyette, Gregg Zeman, Board of Trustees Liaison George Solotruck, Village Attorney Lydia Marola, Building/Plumbing Inspector Luis Aguero
**Voting members:** Eric Buskirk, Tim Goyette, Gregg Zeman
**Excused:** Carl Yanoch, Bryan Reed, Alternate Member Deanna Hitchcock

**Minutes of the Planning Board meeting held November 13, 2018**
Tabled until January Planning Board meeting.

**184 Sacandaga Road – 1313 Enterprises for Citgo**
Representative Brett Steenburgh was in attendance to present the revised site plan that was previously approved for the property located at 184 Sacandaga Road. The revisions include:

- The propane tank to now be underground and located in the front of the property along Sacandaga Road
- An air dispenser at the previous proposed propane tank location (rear of property along Albermarle Road)
- Relocating existing lighting
- Relocating existing sign and installing an EMB (to be applied for in future)

Some residents expressed concerns with a possible vacuum and the noise pollution associated with this. The applicant agreed to not install a vacuum and will only install an air dispenser at a minimum setback of 20 feet.

Another resident was concerned with the location of the dumpster and stated that the applicant had installed a concrete pad in a location other than what was indicated on the previously approved site plan for the dumpster. The Building Inspector stated that nothing other than what is indicated on the site plan should be installed and that he will review the site.

Other concerns by the Planning Board are lighting be shielded and to match the color of the lights under the canopy, and that the "No Parking" and weight limit signs be posted as indicated on the site plan.

Planning Board Chair Eric Buskirk reiterated for the record that the applicant shall not install a vacuum on the site and that the final location of the air dispenser and dumpster must be according to what is indicated on the final site plan. The Building Inspector will have final approval of site lighting and that all site landscaping and screening must be maintained.

**SEQR Motion:** By Eric Buskirk; Seconded by Tim Goyette;
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 Erick Buskirk; Seconded by Gregg Zeman;
That the Planning Board hereby approves application and site plan dated February 13, 2018 with revisions through November 6, 2018 as prepared by Brett L. Steenburgh, P.E. PLLC for Warex Terminals Corp. for the property located at 184 Sacandaga Road with the following contingencies: There shall be no vacuum installed; air dispenser and dumpster location shall be

according to the approved site plan; the Building Inspector shall have final approval of all site lighting; all landscaping and shrubbery screening must be maintained.
All in favor.

**Cambridge Manor – CYC Realty Management**
Representative Bill Burke of CYC Realty Management was in attendance to present the site plan and sign application for Cambridge Manor. The applicant is proposing to replace an existing sign with new post coverings at the Western entrance of the property and install a new identical sign at the Eastern entrance. The applicant is currently negotiating with National Grid, as the existing sign is located in the National Grid right of way. At this time, the Planning Board will not be able to approve the application for the replacement sign. The Planning Board does have concerns with the proposed lighting on the signs and request that the applicant replace them with a downcast, gooseneck style light instead of the post lantern. The applicant agreed to this amendment. The applicant will return once a resolution with National Grid has been established.

**SEQR Motion:** By Gregg Zeman; Seconded by Tim Goyette;
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 Erick Buskirk; Seconded by Tim Goyette;
That the Planning Board hereby approves the sign application and site plan 2 of 2 only for the new sign installation with the following contingency(ies): That the proposed post lights be replaced with a downcast light fixture.
All in favor

**Training Status Report:**

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| Current Training Hours: | Eric Buskrik: 2.5 |
| | Bryan Reed: 0 |
| | Carl Yanoch: 4 |
| | Gregg Zeman: 7 |
| | Tim Goyette: 0 |
| | Alternate Deanna Hitchcock: .75 |

**New Business:**
Former Planning Board member George Solotruck has been appointed to a Village Trustee position and will no longer be serving as a Planning Board member, but as the Liaison to the Village Board. New Planning Board member Tim Goyette has been appointed to fill the vacancy. Chair Eric Buskirk will research ordering signs for properties who are seeking site plan approval. Building Inspector Luis Aguero suggests giving specific instructions to applicants for proper posting of sign. It was also discussed to have the Planning Board meeting agendas sent to the mass email list.

**Old Business:**
The Building Inspector described a concern with the elevation at Cumberland Farms site. After discussion, Chair Eric Buskirk stated that they should return for a revision to their site plan approval. The Building Inspector is also addressing compliance issues with CVS and the decorative street lights not being lit as required by their site plan approval. He is also still working with the engineers regarding water run-off at the site.

**Adjournment:**
**Motion:** By Eric Buskirk; seconded by Tim Goyette;
To adjourn meeting at 8:17 pm.
All in favor.

Respectively submitted,

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Newe Haile
Village of Scotia Planning Board Clerk