

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

January 4, 2016 7:00 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:01 p.m.

Attendance: Planning Board Members: Lisa Holst, Gregg Zeman, Carl Yanoch, Alternate Carl Herzog, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, Gregg Zeman, Carl Yanoch, Alternate Carl Herzog

Excused: David Moehle, Deanna Hitchcock

Minutes of the Planning Board meeting held September 14, 2015

Motion: by Gregg Zeman; Seconded by Lisa Holst;

That the minutes of the September 14, 2015 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held October 5, 2015

Tabled until February Planning Board meeting.

Minutes of the Planning Board meeting held December 7, 2015

Motion: by Lisa Holst; Seconded by Gregg Zeman;

That the minutes of the December 7, 2015 Planning Board meeting are hereby approved.

All in favor.

127 Mohawk Avenue – “Allstate Insurance Agency”

A representative of Action Sign Co. LLC was in attendance to present the site plan review and sign application for the property located at 127 Mohawk Avenue. The applicant wishes to replace the existing awning. The new awning will be blue in color and will display the “Allstate” Company text and logo. The Planning Board has no concerns with this application.

Motion: by Gregg Zeman; Seconded by Carl Yanoch

That the Planning Board hereby approves the application and site plan prepared by Philadelphia Signs titled “Allstate Scotia” and dated June 11, 2015 and revised on December 11, 2015.

All in favor.

3 Neal Street – Preliminary Review by “Scotia Motel”

Representatives Sunil Modasra, Ravi Modasra and Subhash Modasra were all in attendance to present a preliminary site plan concept for the property located at 3 Neal Street. The applicant wishes to demolish the existing “Scotia Motel” and erect a franchise “Comfort Inn & Suites”. The applicant is proposing a four story building with approximately 67 units, including lodging rooms and suites, pool, conference center and fitness center. A shuttle service would also be provided. The Planning Board makes the following considerations with feedback from the Police, Fire and Public Works departments:

- A traffic study be performed to analyze the impact the proposed project will have on school traffic and the neighboring residential area.
- An additional fire hydrant will need to be installed in the location of the proposed project.
- Two sides of the structure will have power lines blocking emergency access to the site.
- Sidewalks will need to continue along Neal Street side of property.
- A fire flow test will need to be conducted to ensure there is sufficient volume for a sprinkler system. Any upgrades to the system will be the property owner’s responsibility.

- A new water meter (specified by the Village) along with a backflow preventer and strainer.
- If a new service line is installed, a proper abandonment of the old water service line will need to be done at the same time.
- Sanitary sewer lateral upgrades to the system to handle the increased discharge will be the property owner's responsibility, including abandonment of the old later at the same time.
- An appropriate storm water collection system must be designed and approved.
- Site Plan must be submitted for both parcels involved.
- Deed easements will need to be provided.
- Lighting and all other aspects shall be clearly defined on the site plan submission for review and approval by the Planning Board.

The applicant will re-evaluate the concept to address these concerns and return before the Planning Board for future consideration.

Training Status Report

Current Training Hours: Chair Lisa Holst- 4.00
 Deanna Hitchcock- 4.75
 David Moehle- 4
 Carl Yanoch- 5
 Gregg Zeman - 7
 Alternate Carl Herzog – 4.5

New Business:

Glen Avenue resident Sharon Trumpler, was present to announce concerns with a possible future project for the CVS property. CVS is rumored to be preparing a proposal to relocate their existing building to the neighboring three parcels, and position a parking lot where the existing building currently stands. Ms. Trumpler wishes to inform the board of the following concerns before the project is underway.

- Rain water run-off to Glen Avenue
- Snow storage on-site
- Condition of existing retaining wall
- Delivery times
- Traffic flow from Sacandaga Road cutting through CVS parking lot

The Planning Board will note these concerns when considering CVS's proposal.

Old Business:

25 Mohawk Avenue: Jamie Easton of MJ Engineering was in attendance to present a revision to the proposal for the property located at 25 Mohawk Avenue. The applicant wishes to amend the previously approved site plan which included the demolition of the residence located at 14 Glen Avenue, to now preserve this residence and instead demolish the residence located at 22 Glen Avenue. The parking lot will be reconfigured with an improved flow and dumpster enclosure will be relocated. No changes are proposed to the front of the building. The applicant will return next month with a revised site plan to seek approval.

Adjournment:

Motion: By Carl Yanoch; seconded by Gregg Zeman;
 To adjourn meeting at 7:51 pm.
 All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk