

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

July 11, 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, Deanna Hitchcock, Carl Yanoch, Alternate Member Carl Herzog, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, Deanna Hitchcock, Carl Yanoch, Alternate Member Carl Herzog

Excused: David Moehle, Eric Buskirk, Building/Plumbing Inspector Luis Agüero

3 Neal Street- Scotia Motel

a) Public Hearing

Mayor Kris Kastberg announced that the Planning Board will be holding its first public hearing as a new step of the site plan review procedure for major Village proposals.

Chair Lisa Holst explained the procedure for the Public Hearing and Privilege of the Floor. The purpose of this hearing is not to determine whether the project should or should not be approved, but to address any concerns the public or neighboring property owners might have and incorporate any appropriate remedies to those concerns into the project approval.

Representatives Ravi and Sunil Modasra of the Scotia Motel, Frank Herba of Herba Consulting, and P.E. Mark Bergeron gave a brief introduction of the site plan to the public attendants.

Chair Lisa Holst opened the public hearing at 7:11p.m.

Wendy Near and Dorothy Swartz of 65 Albermarle Rd. - Resident's concern is that parking for the hotel will be along the back of the resident's property. The lights and traffic will impact their quality of life. They request that a stockade fence be installed in addition to arborvitae.

No one else wished to speak.

Chair Lisa Holst closed the public hearing at 7:16

b) Discussion

The Planning Board discussed possible solutions to the resident's concern regarding the request of a fence between the two properties. The Planning Board agrees that the resident's request for a fence is valid. The applicant agrees to install a stockade fence in addition to arborvitae along the property line. Chair Lisa Holst read aloud a letter that was addressed to the Planning Board from Janet Daly of 132 Swan Street. The letter expresses concerns relating to temporary/extended stay for DSS recipients and impact on the local traffic pattern. The Planning Board agrees that these concerns have been reviewed and shall require no additional modifications to the plan.

c) Action

SEQR Motion: By Lisa Holst; 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.

Motion: by Carl Yanoch; Seconded by Carl Herzog;

That the Planning Board hereby approves the application and site plan dated March 17, 2016 with revisions through May 20, 2016 prepared by Herba Consulting & Contracting LLC, titled “Comfort Inn & Suites/Scotia Village Plaza” with the following contingencies: a final revised site plan must be submitted to the Building Inspector indicating the installation of a stockade fence and arborvitae along the property line between 3 Neal Street and 65 Albermarle Road; all sign applications must be submit with variance request, if applicable prior to installation.

All in favor.

241 Mohawk Avenue – “Zaremba Group”

Representatives John Wojtila, Stephanie Bitter, Anthony Germanese, and Gary McCoy were in attendance to present the site plan application for the property located at 241 Mohawk Avenue. The applicants have increased green space on the lot as per the June 20, 2016 review session. The parking spaces have been reduced to 9’x18’. Attorney Marola has yet to confirm whether a variance is needed for this amendment, and will follow up with a determination. Two parking spaces were eliminated at the northwestern corner of the lot to increase the “pocket park” space, where brick piers were also added. One parking space was eliminated at the rear Glen Avenue entrance to increase green landscape and add snow storage. The applicant has put in a request with the chair of the Traffic Safety Committee to schedule a meeting regarding the drive-thru exit. Photos were provided of the property line and gradient between the existing CVS and the neighboring Gabriel’s parking lot. The applicant explains that due to the steep gradient, a vehicular thoroughfare would be difficult to create. A pedestrian thoroughfare may be more feasible. Planning Board Member and Traffic Safety Committee Liaison has concerns with pedestrian safety entering into a parking area, and will present this concept to the Traffic Safety Committee for an opinion. No sign application has been made at this time, however the proposed signage was presented which include an 8 foot monument sign, two 75 sq. ft. wall signs and two 25 sq. ft. wall signs. The Planning Board has no concerns with the proposed signage, but do suggest installing an additional, small sign at the Glen Avenue entrance. The elevations have been revised to provide more of a breakup in the façade. The Planning Board has reviewed the front elevations and agree that the entrance section presented on June 20, 2016 in combination with the mid-section of the July 11, 2016 are more in keeping with the Village’s design guidelines. The eastern most section of the building, which houses the pharmacy, is not suitable due to the lack of windows. The applicant explains that for safety purposes, windows cannot be installed directly in the pharmacy area. The Planning Board urges the applicant to consider reconfiguring the interior layout to include the pharmacy area at the rear of the property, in order to comply with the Village’s design concepts. The applicant has included and left/right exit from the drive-thru. The Village has received a response from CDTA regarding the traffic impact and also suggests a Right Turn Only exit from the drive-thru. No response from NYSDOT has been received at this time. The applicant will revise the application for the next regularly scheduled Planning Board meeting.

186 Sacandaga Road – Northeast Property Improvements

Representative Dominick Arico of Arico Associates was in attendance to present a site plan application for a mixed use building to house a first floor retail space with a second floor dwelling. The proposed building is on a 0’ set back, as per Village Code with an overhang for outdoor space. Sidewalk installation as well as landscaping is indicated on site plan. Proposed building size is 1,275 sq. ft.. The parking lot includes seven parking spaces. The applicant claims that there is an approved area variance filed with this property for the minimum lot size and off street loading requirements. The Planning Board has a concern with the driveway intersecting the existing crosswalk. This curb cut will require DOT approval. The applicant plans to request that DOT relocate the crosswalk. Chair Lisa Holst will defer this application the Traffic Safety Committee for review. The Applicant will also contact the chair of the Traffic Safety Committee to schedule a review.

241 Vley Road – Eric Adams

Representatives Eric Adams and Bob Wilklow of Gilbert VanGuilder Land Surveyors was in attendance to present the application for a minor subdivision to the lot located at 241 Vley Road. The applicant wishes to subdivide an area of 11,771 sq. ft. at the corner of Vley Road and Weathercrest Drive to construct a single family home. The lot will have driveway access from Weathercrest Drive. The Planning Board has no concerns with the application, however the plans do not include all required information as per Village Zoning Law 219-21. The applicant will resubmit the plans to include all required information for approval during the next regularly scheduled Planning Board meeting.

Training Status Report

Current Training Hours: Chair Lisa Holst- 0
Deanna Hitchcock- 1.75
David Moehle- 0
Carl Yanoch- 1
Eric Buskrik- 2
Alternate Carl Herzog- 1.5

Minutes of the Planning Board meeting held June 6, 2016

Motion: by Carl Yanoch; Seconded by Lisa Holst;
That the minutes of the June 6, 2016 Planning Board meeting are hereby approved.
All in favor.

Minutes of the Planning Board meeting held June 20, 2016

Motion: by Carl Yanoch; Seconded by Deanna Hitchcock;
That the minutes of the June 20, 2016 Planning Board meeting are hereby approved.
All in favor.

New Business:

No new business to discuss.

Old Business:

No old business to discuss.

Adjournment:

Motion: By Carl Yanoch; seconded by Lisa Holst;
To adjourn meeting at 8:44pm.
All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk