

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

June 6, 2016 7:00 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:00 p.m.

Attendance: Planning Board Members: Lisa Holst, David Moehle, Deanna Hitchcock, Carl Yanoch, Eric Buskirk, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford, Building/Plumbing Inspector Luis Aguero

Voting members: Lisa Holst, Deanna Hitchcock, Carl Yanoch, David Moehle, Eric Buskirk

Minutes of the Planning Board meeting held May 2, 2016

Motion: by Carl Yanoch; Seconded by Deanna Hitchcock;

That the minutes of the May 2, 2016 Planning Board meeting are hereby approved.

All in favor.

3 Neal Street- Scotia Motel

Sunil Modasra, Ravi Modasra, P.E. Mark Bergeron and Frank Herba were in attendance to present the application for the Comfort Inn proposal located at 3 Neal Street. The applicant has submitted a final site plan which includes the following: Site Development Parking and Zoning Plan; Drainage, Grading & Utilities Plan; Landscape, Planting & Existing Lighting Plan with Sidewalk Detail; Proposed Parcel Lot Line Changes; Proposed Site Lighting Plan; Floorplan & Elevations and Demolition Plans. ABD Engineering has prepared a drainage plan which includes a sub-surface storm water infiltration system, two drywells and an overflow connection to the existing catch basin. This has been reviewed by the Village's engineer and is satisfactory. A full SWPPP shall be provided by the applicant on or about June 10, 2016. The sign applications will be submit at a later date and may require a variance. Neighboring residents were in attendance and stated that they were interested in viewing the site plans. The applicant has invited the residents to review the plans with him personally at their convenience. Building Inspector Luis Aguero makes note that any approval of this site plan must be contingent upon his final review of lighting upon installation to ensure that the cast will not impose on neighboring parcels.

Motion: by Chair Lisa Holst; Seconded by Carl Yanoch;

That the Planning Board considers the applicant's site plan dated March 17, 2016 with revisions through May 20, 2016 prepared by Herba Consulting & Contracting LLC, in cooperation with ABD Engineering complete and shall be subject to a Public Hearing.

All in favor.

241 Mohawk Avenue – “Zaremba Group”

Representatives John Wojtila, Stephanie Bitter, Patrick Mitchell and Mark Nadolny were in attendance to present the site plan application for the property located at 241 Mohawk Avenue. The applicants have requested an open discussion for design concepts and feedback from the Planning Board. The revised plans do include pedestrian protection, a storm water offline system, fire hydrants that tie into Glen Avenue, and SWPPP. The plans continue to indicate a left/right exit from the drive-thru. The Planning Board will not show leniency on this component and will not consider a left turn at this exit. The applicant has requested to review accident case history at this site. Building Inspector Luis Aguero will contact the Chief of Police for this information. The plans also do not meet the Planning Board's recommendations in the extent of greenspace on the site. Suggestions were made to include plantings within the parking lot in place of striped islands as well as heavier screening along Mohawk Avenue. The applicant will also consider reducing the width and length of the individual parking spaces to allow additional

space to incorporate greenspace. The applicant provided photos of other local CVS buildings for the Planning Board to identify out desirable elements. Some of those elements include gabled roof, varied rooflines, faux dormers, varied materials along façade. The applicant also indicated that they wish to install a free standing sign. The Village code allows 16', however an 8' max is preferred. This will be discussed further when an application is presented. The applicant requested a special review session to further discuss design elements prior to the next formal meeting of the Planning Board. This session has been tentatively scheduled for Monday, June 20, 2016 at 7 pm.

Resident and property owner of 221 Mohawk Avenue, Donald Nichter spoke in regards to the Left Only Exit condition for the drive-thru. He feels that it will be an improvement to the existing condition by removing two other curb cuts.

Resident Sharon Trumpler of 218 Glen Avenue expressed the following concerns:

- Maintenance/trash cleanup/landscaping/snow removal to the existing site is poor.
- Retaining wall and privacy fence will be installed.
- A sign at the Glen Avenue entrance.
- Current employee parking is not utilized.
- There are several car alarms sounding throughout the day.

Livingston Avenue - by Caruso Home Builders

Luigi Palleschi or ABD Engineering and Anthony Caruso of Caruso Home Builders were in attendance to present an application for a 10 unit apartment complex, consisting of 5 duplex buildings. The applicant wishes to present a preliminary plan for feedback from the Planning Board prior to submitting a full site plan in the future. The parcel is zoned as single family residential and would require a use variance. Each unit would have a garage space with additional parking in front. Water and sewer line would need to be extended. The foundation would have to be raised as this parcel is in a flood plain. This site was also a dump site in the past and will need to be re-filled. The draft plans show 49.2% green space remaining on the site. Suggestions from the Planning Board and Building Inspector include:

- A fire hydrant will need to be installed.
- Garbage removal will require either private pick up or a dumpster with enclosure.
- A landscape/buffer shall provide a visual barrier between the park.

The applicant will consider these suggestions and continue with the variance process.

Training Status Report

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

New Business:

No new business to discuss.

Old Business:

Building Inspector Luis Agüero informed the board that Cumberland Farms may be applying for a site plan review in the near future.

Adjournment:

Motion: By Lisa Holst; seconded by Carl Yanoch;

To adjourn meeting at 9.07pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk