

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

May 2, 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, Deanna Hitchcock, Carl Yanoch, Alternate Carl Herzog, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford, Building/Plumbing Inspector Luis Aguero

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

Excused: David Moehle

Minutes of the Planning Board meeting held October 5, 2015

Motion: by Carl Yanoch; Seconded by Carl Herzog;

That the minutes of the October 5, 2015 Planning Board meeting are hereby approved.

All in favor.

Minutes of the Planning Board meeting held February 1, 2016

Motion: by Carl Yanoch; Seconded by Lisa Holst;

That the minutes of the February 1, 2016 Planning Board meeting are hereby approved.

All in favor.

Abstained: Deanna Hitchcock

Minutes of the Planning Board meeting held April 6, 2016

Motion: by Lisa Holst; Seconded by Carl Herzog;

That the minutes of the April 6, 2016 Planning Board meeting are hereby approved.

All in favor.

Abstained: Carl Yanoch

3 Neal Street- Scotia Motel

Sunil Modasra, Ravi Modasra and P.E. Mark Bergeron were in attendance to present the application for the Comfort Inn proposal located at 3 Neal Street. In an attempt to address the Planning Board's concerns from the previous meeting, the following items were discussed:

- Lighting specification provided. To be included on site plan.
- A storm water management and detention plan will be included with next submission.
- Landscape details including species and elevations will be included with next submission.
- Updated pages S1 and S3 replace originals. A complete site plan with all revisions must be provided upon each review.
- Sidewalk is not reflected on site plan to continue through driveway. This will be revised on site plan.
- Proposed signage was provided. Elevations of existing will also be included. May need variance, as signs are individual letters and not a single plaque sign. Illuminated.
- Snow storage was not indicated on the site plan.
- Fire hydrant placement has been discussed with the Fire Chief.
- Sprinkler system meets requirements.
- Demolition plans to be determined.
- A new water meter and sewer service will be installed.
- There should be lighting under canopy.

The applicant will prepare the revisions for the next meeting.

241 Mohawk Avenue – “Zaremba Group”

Representatives John Wojtila, Stephanie Bitter, Scott Robach, Patrick Mitchell and Creighton Manning representative Mark Nadolny were in attendance to present the site plan application for the property located at 241 Mohawk Avenue. The site plan revisions included elevations, an 8 ft. dumpster enclosure, landscaping, decorative and privacy fencing, a lighting plan, a pylon sign, and a storm water infiltration system. A traffic study was also submitted showing a Left/Right turn exit only from the drive-thru, as well as the removal of two curb cuts said to reduce conflict points. The main entrance/exit will have two lanes for exiting traffic, a “straight/left only” and a “right only”. The elevations show eye level windows with shutters to block the view of product shelving on the interior. Chair Lisa Holst suggests window displays. In an effort to address the Planning Board’s concerns expressed during the previous meeting, the following information was provided:

- There will be 58 parking spaces as well as 4 handicap spaces.
- The renovations should reflect an estimated tax increase of 26%.
- The renovations should reflect a decrease in water/sewer consumption.
- The trash compactor will operate during business hours only as needed.
- The renovations should reflect a reduction of impervious area to the sites.
- Stop signs in lot shall be installed to inhibit passing through traffic.
- Bollards shall be installed at entrance to provide pedestrian safety.

The applicant has contacted the neighboring property owner to discuss a connecting parking lot. Neither parties have any interest in connecting the lots.

The Planning Board has the following concerns:

- Architecture does not reflect Village design guidelines.
- A fire hydrant will need to be installed on the same side of the property on Mohawk Avenue.
- Snow storage is not indicated on site plan.
- A landscape elevation from the Mohawk Avenue view shall be included in the next revision.
- Pylon signs are not permitted. A complete sign application shall be submitted complying with the Village sign code.
- Street lighting details shall be included in next revision.
- The exit from the drive-thru shall be a “Right Only” exit per Traffic Safety Committee review.

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- 0
	Deanna Hitchcock- 1.75
	David Moehle- 0
	Carl Yanoch- 1
	Alternate Carl Herzog- 1.5

New Business:

Chair Lisa Holst has informed the board that she will be resigning from the Planning Board in the near future. A resignation date has not yet been determined.

Old Business:

Building Inspector Luis Agüero informed the board that an application for an 8-10 unit apartment building on Livingston Avenue may be presented to the Planning Board for review in the near future.

Adjournment:

Motion: By Carl Yanoch; seconded by Deanna Hitchcock;

To adjourn meeting at 8:35 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk