

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

October 3, 2016 7:02 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:02 p.m.

Attendance: Planning Board Members: Lisa Holst, David Moehle, Eric Buskirk, Deanna Hitchcock, Alternate Member Carl Herzog, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, David Moehle, Eric Buskirk, Deanna Hitchcock, Alternate Member Carl Herzog

Excused: Carl Yanoch, Building/Plumbing Inspector Luis Aguero

241 Mohawk Avenue – “Zaremba Group”

a) Public Hearing

Chair Lisa Holst announced the guidelines for the public hearing.

Representatives John Wojtila, Stephanie Bitters, Anthony Germanese, and Patrick Mitchell were in attendance to present the site plan application for the property located at 241 Mohawk Avenue. Representative Stefanie Bitters introduced the CVS proposal to the public attendants.

Chair Lisa Holst opened the public hearing at 7:10 p.m.

- Sharon Trumpler of 218 Glen Avenue – Resident spoke in support of CVS proposal and expresses hopefulness that an agreement can be made in regards to the drive-thru exit.
- Christine Mezzio of 222 Glen Avenue – Resident commended CVS for being a good neighbor to her, however she is concerned with the increased noise level over the years due to traffic and deliveries. She inquired about what kind of “green” buffering there will be between properties to absorb sound.
- Nancy Gifford of 203 Lincoln Street – Resident expresses concern with the drive-thru. Does not feel that a drive-thru is necessary and worries for pedestrian safety. Resident also stated that the esthetic of the building is not pedestrian friendly as it is too large and will not feature any window displays.

No one else wished to speak

Chair Lisa Holst closed the public hearing at 7:18 p.m.

b) Discussion

The applicant was issued a letter from DOT in support of the traffic studies that were performed by Creighton Manning. Chair Lisa Holst explained to the applicant that the Planning Board’s position on the left turn out of the drive-thru does not *need* to be consistent with DOT, and that the Planning Board, Traffic Safety Committee and CDTA all agree that the left turn should be prohibited. The applicant requested a written formal statement indicating the deficiencies in the traffic study that they provided from the Village Traffic Safety Committee, and has not received a response. Chair Lisa Holst will reach out to the chair of the Traffic Safety Committee and coordinate a response to the applicant. The applicant requested that the minutes reflect that the Traffic Safety Committee made their determination prior to receiving the traffic study performed by the applicant, and that the Traffic Safety Committee was unresponsive to their requests for follow up.

Resident and owner of 221 Mohawk Avenue, Donald Nichter commented to the board that this project would be an improvement to the Village and that he feels the Traffic Safety Committee has not done a thorough review of the site.

Regarding the resident comment on the noise level; the deliveries will be toward the front of the parcel and away from residences. There will also be a significant number of trees planted at the rear of the parcel between the neighboring lots to provide noise buffering. The Planning Board feels that the noise level will not be a concern.

Regarding the resident comment of pedestrian safety; the applicant has included a pedestrian cross access between Gabriel's and the CVS parking lot with the agreement of the Gabriel's owner. Bollards and plantings at the entrance also provide proper pedestrian safety. Chair Lisa Holst expressed concern with pedestrian safety and traffic exiting the drive-thru.

The applicant has provided a sign proposal that exceeds Village code. A revision to the proposal will be submitted, including a full sign application.

Chair Lisa Holst advised the applicant that their most recent submission was late according to the deadline for site plan review. The Chair suggests that further review of this application be tabled until the next meeting, when a full and complete set of plans including sign application are submitted.

Minutes of the Planning Board meeting held September 12, 2016

Motion: by Eric Buskirk; Seconded by Deanna Hitchcock;

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

All in favor.

Abstained: Lisa Holst

Training Status Report

Current Training Hours:	Chair Lisa Holst- 0
	Deanna Hitchcock- 6.75
	David Moehle- 0
	Carl Yanoch- 1
	Eric Buskrik- 2
	Alternate Carl Herzog- 1.5

New Business:

Chair Lisa Holst suggested that the Planning Board only make recommendations to the Village Board of Trustees after a public hearing has been held. The Chair also urged the Planning Board members to strongly enforce the Design Guidelines as written with all applications. Attorney Lydia Marola advised the Planning Board that revisions to the Design Guidelines can be suggested if they agree that certain requirements are no longer applicable. Attorney Marola also advised that the timeliness of plan submissions should be addressed with the Building Inspector, and that follow up letters can be drafted by the Chair to the applicant after a meeting to summarize what was discussed and what is expected upon the next review. Attorney Marola clarified to the board that the Traffic Safety Committee is an advisory board and does not hold public meetings and is also not required respond to applications.

Old Business:

The SEQR for 186 Sacandaga has been approved during a previous meeting and will require a signature from the Planning Board Chair.

Adjournment:

Motion: By Lisa Holst; seconded by Deanna Hitchcock;
To adjourn meeting at 8:28 pm.
All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk