

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

April 6, 2016 7:00 p.m.

Call to Order:

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

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

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

Excused: David Moehle, Carl Yanoch,

Minutes of the Planning Board meeting held October 5, 2015

Tabled until May Planning Board meeting.

Minutes of the Planning Board meeting held February 1, 2016

Tabled until May Planning Board meeting.

241 Mohawk Avenue – Preliminary Review by “Zaremba Group”

Stephanie Bitters representing the Zaremba Group for CVS Pharmacy was in attendance to present a preliminary application for the property located at 241 Mohawk Avenue. The applicant is in receipt of the Village Traffic Safety Committee’s comments regarding the drive-thru exit at the site. The applicant has also provided a traffic study which proposes a left or right exit from the drive-thru. Representative John Whitilla presented the building elevations along with streetscape/landscape ideas. No sign application has been submit at this time. In an effort the address the planning board concerns regarding the previous application, the following information was provided:

- The parcel is a total of 1.4 acres and proposed building of 11,945 square feet.
- CVS wishes to improve service by including a drive-thru pharmacy and upgrading the floorplan.
- There will be no speaker at the drive-thru, only a drive up window.
- The drive-thru hours will be 8am-10pm.
- The trash compactor noise level will be at 70 decibels.
- Each of the businesses currently existing in the proposed demo sites intend to re-locate elsewhere within the Village.

The Planning Board has the following concerns:

- The stockade fence along retaining wall should be treated.
- A Storm Water Management Report must be submitted.
- Comparison in taxable value to all parcels involved.
- Narrative/stats describing need for drive-thru.
- Engineering Escrow account will need to be established.
- Landscaping between CVS lot and neighboring residences.
- Delivery times and entry/exit points.
- Snow storage/removal.
- Parking lot obstacle to reduce direct “cut-thru” access from Sacandaga Road. See green space recommendation below.
- Street level windows as indicated in Business District Master Plan.
- Roof line variation as indicated in Business District Master Plan.
- Ornate streetlights or some sidewalk lighting alternative along Mohawk Avenue must be shown.

- Increased amount of green space, such as planted islands in the parking area, and/or planting zones of increased depth from the Mohawk Avenue frontage
- Proposal for shared ingress/egress with neighboring lot owned by Gabriel's Scotia, and elimination of perimeter fencing between Gabriel's parking lot and proposed new CVS lot at northern end of the property.
- Installation of traffic safety barrier (e.g. bollards, collision barrier type planters) at proposed new store entrance adjacent to Sacandaga Avenue, or relocation of entrance.

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

- Debris in existing drainage sites are not cleaned out often enough.
- Maintenance/trash cleanup/landscaping/snow removal to the existing site is poor.
- Pedestrian safety. Traffic cutting through parking lot from Sacandaga Road.
- Light pollution.

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

3 Neal Street- Scotia Motel

Frank Herba of Herba Consulting was in attendance to present the application for the proposed Comfort Inn located at 3 Neal Street. The original proposal was for a 4 story building and has now been reduced to 3 stories. Prototypes by Comfort Inn have been provided to the board. Attorney Marola will verify whether a variance will be needed to a variated setback. There will be 65 hotel rooms, 2 meeting rooms and an indoor swimming pool. An island in existing parking lot has been added to the site plan to accommodate a covered entry. The lot lines have been indicated on the revised site plan. There are no elevations for signs at this time. A traffic study has been provided to show a reduction in conflict points at the site. The applicant does not have an adequate storm water management plan at this time. An escrow account will need to be established by the applicant for engineering fees. Attorney Marola will issue this agreement. A public notice will also be announce upon receipt of a full and complete application.

The following shall be addressed by the applicant upon furtur review.

- A Storm Water Management Report with DOT approval must be submitted.
- Lighting detail must be represented on site plan.
- Signage (existing and proposed) must be represented in site plan, including elevations.
- Sidewalk detail indicating continuation through driveways.
- Location of fire hydrants must be indicated on site plan.
- Landscape elevations including species must be indicated on site plan.
- Submit site demolition plans and details

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 report.

Old Business:

No old business to report.

Adjournment:

Motion: By Lisa Holst; seconded by Carl Yanoch;

To adjourn meeting at 8:52 pm.

All in favor.

Respectively submitted,

Newe Haile

Village of Scotia Planning Board Clerk