

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

December 5, 2016 7:00 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:04 p.m.

Attendance: Planning Board Members: Lisa Holst, Eric Buskirk, Carl Herzog, Building/Plumbing Inspector Luis Agüero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, Eric Buskirk, Carl Herzog

Excused: Deanna Hitchcock, Carl Yanoch

Minutes of the Planning Board meeting held November 7, 2016

Motion: by Eric Buskirk; Seconded by Carl Herzog;

That the minutes of the November 7, 2016 Planning Board meeting are hereby approved.

All in favor.

127 Mohawk Avenue – Nini's Paninis

Joe Leverette was in attendance to present the revised site plan and architectural review application for the property located at 127 Mohawk Avenue. The code has been clarified and the application meets the description for "canopy" signs. The applicant has amended the lettering and logo to meet the code at 8" high. The Planning Board has no concerns with the application.

SEQR Motion: By Lisa Holst; Seconded by Carl Herzog;

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 as amended.

All in favor.

Motion: by Eric Buskirk; Seconded by Carl Herzog;

That the Planning Board hereby approves the application and site plan dated October 20, 2016 and revised on November 15, 2016 to reflect 8" lettering on canopy sign.

All in favor.

241 Mohawk Avenue – Zaremba Group (CVS Pharmacy)

A court stenographer was present to take verbatim minutes. Applicant representatives Stephani Bitter, John Wojtila and Mark Nadolny were in attendance to present the revised site plan for the property located at 241 Mohawk Avenue. The building size has been reduced by 2,655 sq. feet and the site now contains 58 parking spaces. The colors and glazing have not been changed and do meet the requirements of the design guidelines. Chairwoman Holst clarified that the glazing does not meet design guidelines and is being considered for approval as deviated through previous discussion.

Mark Nadolny of Creighton Manning gave a thorough presentation of the traffic study performed at the site which included details on how data was collected and how conclusions were determined. The study did consider pedestrians and cyclists, and tractor trailers. The study did not include data relating to the nearby bus stop. The CDTA had issued a recommendation against a left turn out of the drive-thru exit and the Planning Board asked if bus data could be added to the analysis for review. The applicant will also provide a copy of the presentation and simulation with a right turn only from the drive-thru exit.

John Wojtila presented a comparison of the revisions made to the site over the last several months. The newest revision includes an emergency exit on Mohawk Avenue and a delivery entrance on the East side of the building. The 58 parking spaces exceed the requirement for the

site. The signage was also presented. Total signage for the site is approximately 216.54 sq. feet which is within 300 sq. ft. allowance. The proposed height of the wall sign on the northern face of the building exceeds the 16 foot height allowed in the Village code. The code also states that there is no provision for variance. There have been other applications which have received approval for a sign exceeding height allowance. Attorney Marola will advise on the matter.

Skip Phillips owner of 219 Mohawk Avenue expressed his opinion that a right turn only exit will be more dangerous than what currently exists by forcing traffic through neighborhoods.

Donald Nichter owner of 221 Mohawk Avenue expressed his opinion that there is a big difference in traffic between the western end and the eastern end of Mohawk Avenue and that the amount of traffic turning left will be less than what currently exists.

CVS representative John Wojtila asked the board why Gabriel's Market was allowed to place an additional driveway on their recently purchased lot and both are allowed a left turn out of their property.

Chair Lisa Holst responded that the driveways at Gabriel's both already existed, and the lot they acquired was already being used for parking and exit by the customers. Gabriel's simply paved the lot and improved drainage. Further, in response to comments about traffic patterns at Cumberland Farms from the audience members, the Planning Board is charged with improving conditions, however can only address properties that come before the board for site plan review and cannot initiate changes with properties.

Chair Lisa Holst announced that the public comment portion of the meeting was closed and the Planning Board will now discuss the application among themselves. The Planning Board determined that a conditional approval shall not be made, as there are too many conditions. Approval will be considered if the applicant provides a completed site plan to include all discussed conditions. If an approval is made, a written memo indicating all deviations from the Design Guidelines and their justifications shall be included with the resolution. Attorney Marola will follow up with a clarification on the height limitations for the wall sign proposed. Chair Lisa Holst will coordinate a meeting with the Traffic Safety Committee to discuss their position on the drive-thru exit. This application will be tabled for further review.

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 announced that she will be a Village resident for approximately one more month, and upon that time will no longer be able to serve on the Planning Board.

Old Business:

The Planning Board requested that Creighton Manning provide a digital copy of the presentation made during tonight's meeting and to include a right turn only simulation, a bus, and a tractor trailer in the analysis, if possible.

Adjournment:

Motion: By Carl Herzog; seconded by Eric Buskirk;
To adjourn meeting at 9:31 pm.
All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk