

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

August 3, 2015 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, Gregg Zeman, Carl Yanoch, Alternate Carl Herzog, Building/Plumbing Inspector Luis Aguero, Board of Trustees Liaison Thomas Gifford

**Voting members:** Lisa Holst, Carl Yanoch, Gregg Zeman, Carl Herzog

**Excused:** Deanna Hitchcock, David Moehle, Village Attorney Lydia Marola

### Minutes of the Planning Board meeting held June 1, 2015

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

That the minutes of the June 1, 2015 Planning Board meeting are hereby approved.

All in favor.

### 133 Vley Road – Mariam 1, Inc. d/b/a “Scotia Village Market & Deli”

Philip Miller was in attendance to present the application for renewal of a site plan for 133 Vley Road. This application was approved in May 2013. The applicant has yet to complete the project, and is therefore required to receive a renewal. Sidewalk repair on the site has been completed as well as repairs to the roof and interior. No new changes have been made to the site plan. Applicant has incorporated the Planning Board’s contingencies into project plans and will submit a copy of a site plan including these revisions to the Building Inspector.

**Motion:** by Carl Yanoch; Seconded by Gregg Zeman

That the Planning Board approves site plans as prepared by Eric J. Vickerson Architecture titled “Scotia Village Market & Deli” and dated April 2, 2013 with the following contingencies: That handicap parking and aisle requirements be met; Sidewalk installation be made along property line to include feasible green space; Snow removal be managed; Alley be cleared of debris and rubbish; And on-site dumpster be enclosed per Village guidelines.

All in favor.

**SEQR Motion:** By Lisa Holst; Seconded by Carl Yanoch;

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.

All in favor.

### 17 Mohawk Avenue – Dunkin Donuts

Luigi Palleschi of ABD Engineering and Kevin Garcia of Garcia’s Management Co. were in attendance to present the preliminary site plan for 17 Mohawk Ave. The applicant wishes to incorporate a drive-thru operation on the site by acquiring possession of the adjoining, rear property located at 10 Glen Avenue. The preliminary plan involves a small addition to the existing building to house the drive-up window. The existing stockade fence dividing the two properties will be removed to allow for the installation of an island with the menu and speaker box, surrounded by a horseshoe drive-thru lane. Exiting traffic will be forced East bound down the alleyway onto Glen Avenue, which will be made an “Exit Only”. The drive-thru que will stack up to nine vehicles. The existing 2-family residence located on 10 Glen Ave. is to remain. There will be three allotted tenant parking spaces, and if needed a parking agreement will be made to utilize the Dunkin Donuts lot. Landscaping and sidewalks revisions are included in the site plan, as well as a new dumpster enclosure.

Planning Board Concerns:

- The set-back requirements cannot be met, and will therefore be putting 10 Glen Avenue out of compliance.
- It is a violation for a commercial property to encroach onto a residential property. The Planning Board suggests merging the two lots to make one parcel. However, if the lots are combined, there will be a commercial business and a residence occupying the same lot. Building Inspector Luis Aguero will verify whether this is a zoning infraction with Attorney Marola.
- With the rear alley being made into an “exit only”, there will only be one entrance to the property. The existing entrance from Mohawk Avenue is for East bound traffic only. There will be no way for West bound traffic to enter the site without having to pass the location and turn around to enter from the other direction. Or to make an illegal left turn from Mohawk Avenue onto the property.
- The alley is currently utilized by several other surrounding businesses. It is unclear whether those businesses have legal access to the alley, or if Dunkin Donut’s has the authority change its use.
- The Village currently does not have any legislation on drive-thru’s. Building Inspector Luis Aguero suggests that the Village impose some regulations on the matter.

The applicant will return before the Planning Board with a revised, and official site plan application.

**Training Status Report**

Current Training Hours: Chair Lisa Holst- 4.00  
Deanna Hitchcock- 4.75  
David Moehle- 2  
Carl Yanoch- 5  
Gregg Zeman - 1  
Alternate Carl Herzog - 1

**New Business:**

The Village has installed an EMB to replace the existing community events sign at Collins Park. According to the Village code, the message change is too frequent. Trustee Thomas Gifford will address this with the Board of Trustees.

**Old Business:**

Complete Streets; no further action has been made at this time. Chair Lisa Holst is currently awaiting a discussion with Mayor Kastberg.

**Adjournment:**

**Motion:** By Carl Yanoch; seconded by Lisa Holst;  
To adjourn meeting at 7:50 pm.  
All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk