

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

December 7, 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, Alternate Carl Herzog, Building/Plumbing Inspector Luis Agüero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, Gregg Zeman, Alternate Carl Herzog

Excused: David Moehle, Deanna Hitchcock, Carl Yanoch

Minutes of the Planning Board meeting held September 14, 2015

Tabled until January Planning Board meeting.

Minutes of the Planning Board meeting held October 5, 2015

Tabled until January Planning Board meeting.

Minutes of the Planning Board meeting held November 2, 2015

Motion: by Carl Herzog; Seconded by Gregg Zeman;

That the minutes of the November 2, 2015 Planning Board meeting are hereby approved.

All in favor.

17 Mohawk Avenue – Dunkin Donuts

Dunkin Donuts representative Luigi Pallechi of ABD Engineering was in attendance to present the site plan application for the property located at 17 Mohawk Avenue and 10 Glen Avenue. The applicant has submitted a final site plan for the previously discussed drive-thru operation. The final plan addresses many of the Planning Board's concerns regarding organic screening, storm water run-off and sidewalk installation. The plan lacks detail on side shielded lighting and curb cut elevation and length along Glen Avenue entrance/exit. Regarding the dispute over the ownership rights of the alley, it is not within the Planning Board's scope to settle a dispute between property owners. If the property owners come to a resolution which involves a change in site plan, an amendment will be submitted to the Planning Board.

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.

All in favor.

Motion: by Carl Herzog; Seconded by Gregg Zeman

That the Planning Board hereby approves the application and site plan prepared by ABD Engineers & Surveyors titled "Dunkin Donuts Drive Up Window", dated July 24, 2015 and revised on November 20, 2015 with the following contingencies: Sound level and light spray meet the Building Inspector's requirements; curb cuts along Glen Avenue must be raised as appropriate; sidewalk along Mohawk Avenue be consistent with neighboring property located at 25 Mohawk Avenue; snow be either stored in designated areas or removed from site upon exceeding capacity; a refuse container be located within the drive-thru lane to prevent litter.

All in favor.

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 Mayor is to advise the Planning Board Chair of upcoming CDTC Training.

The Building Inspector informed the board that CVS will be submitting an application in the near future for site plan review.

Old Business:

No old business to report.

Adjournment:

Motion: By Gregg Zeman; seconded by Carl Herzog;

To adjourn meeting at 7:49 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk