

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

November 2, 2015 7:00 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:05 p.m.

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

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

Excused: David Moehle, Deanna Hitchcock

Minutes of the Planning Board meeting held September 14, 2015

Tabled until December Planning Board meeting.

Minutes of the Planning Board meeting held October 5, 2015

Tabled until December Planning Board meeting.

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 has requested an amendment to the sign ordinance relating to EMB display times. The Planning Board will consider this change and present an amendment to the Board of Trustees.

The Planning Board will begin to notice neighboring properties of applicants in order to give them a chance to express concerns regarding a site plan review.

No changes to the status of the Complete Streets project.

Old Business:

Dunkin Donuts representative Luigi Palleschi of ABD Engineering was in attendance to discuss the drive-thru proposal with the board. The applicant has received conceptual approval during a past meeting, and has since been issued a Special Use Permit approval by the Board of Trustees. The applicant has not submitted a revised rendering of the site plan for final approval, but states that the Planning Board's concerns have been addressed. Those concerns included organic screening on Glen Avenue, storm water runoff-dry well to be installed, downcast site lighting, and adjustable volume on speaker box. The applicant will also be adding more green space along Mohawk Avenue in addition to the sidewalk installation. The Planning Board was also concerned about the status of the alley way where Dunkin Donuts originally proposed a One-Way/Exit Only. It is unclear who the owner of the alley is and what rights the neighboring property owners have to it. The owners of the properties located at 9 Mohawk Avenue and 1-3 Mohawk Avenue were both present to state their concerns with turning the alley into a one way. Both property owners claim to have an easement and agree that the one way will have negative effects on their business operation. Some of the concerns mentioned are:

- By making the alley a one way, all traffic going to the neighboring businesses will have to enter from Mohawk Avenue. This could become a traffic hazard.
- Exiting Dunkin Donuts traffic will cut through parking lots to exit onto Mohawk Avenue.

- Increased traffic and litter in alley way.
- Traffic congestion in alley way during busy hours of operation with all three businesses.
- Snow removal.

Kevin Garcia, Dunkin Donuts owner describes that they have researched all possibilities and that there are no other feasible options. He claims that he has a full warrantee deed and there are no easements prohibiting him from making the change. The Planning Board advised the property owners to provide documentation on any easements they may hold to the property to be reviewed at the December meeting.

Adjournment:

Motion: By Carl Yanoch; seconded by Gregg Zeman;

To adjourn meeting at 8:15 pm.

All in favor.

Respectively submitted,

Newe Haile
Village of Scotia Planning Board Clerk