

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

October 5, 2015 7:00 p.m.

### Call to Order:

Acting Chair Gregg Zeman called the meeting to order at 7:00 p.m.

**Attendance:** Planning Board Members: David Moehle, Gregg Zeman, Deanna Hitchcock, Alternate Carl Herzog, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

**Voting members:** David Moehle, Gregg Zeman, Deanna Hitchcock, Alternate Carl Herzog

**Excused:** Lisa Holst, Carl Yanoch

### Minutes of the Planning Board meeting held September 14, 2015

Tabled until November Planning Board meeting.

### 255 Mohawk Avenue – Gabriel’s Market

Joel Bianchi was in attendance to present the site plan/architectural review for 255 Mohawk Avenue. The applicant wishes to take ownership of the neighboring parcel with plans to expand the parking lot for Gabriel’s Market. The applicant will pave the parcel to provide an additional 10-13 parking spaces. The Planning Board suggests installing a dry well in order to prevent rain water run-off onto Glen Avenue. The existing curb cut is to remain to assist entering and exiting traffic. Snow will be stored on grass strip alongside the neighboring CVS building. A landscaped planter bed will be added to the front of the property. At the Planning Boards request, the applicant did agree to incorporate a decorative tree into the landscaping plan.

**Motion:** by David Moehle; Seconded by Deanna Hitchcock

That the Planning Board hereby approves the site plan for 255 Mohawk Avenue as prepared by MJ Engineering and Land Surveying, P.C. titled “Gabriel’s Scotia” and dated September 23, 2015 with the following contingencies: That a dry well be installed on the property so long as it is within reason.

All in favor.

**SEQR Motion:** by Deanna Hitchcock; Seconded by David Moehle;

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.

### 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:

No new business to report

### Old Business:

Dunkin Donuts Drive-Thru

**Motion:** by David Moehle; Seconded by Gregg Zeman;

That the Planning Board hereby makes a positive recommendation to the Village Board of Trustees to approve a Special Use Permit for a drive-thru operation as presented, and subject to final review by the Planning Board.

All in favor.

Dunkin Donuts will be before the Village Board of Trustees this month to apply for approval of a Special Use Permit for their drive-thru.

**Adjournment:**

**Motion:** By Gregg Zeman; seconded by Deanna Hitchcock;

To adjourn meeting at 7:26 pm.

All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk