

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

September 14, 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, David Moehle, Gregg Zeman, Carl Yanoch, Building/Plumbing Inspector Luis Agüero, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

**Voting members:** Lisa Holst, Carl Yanoch, Gregg Zeman, David Moehle

**Excused:** Deanna Hitchcock

### Minutes of the Planning Board meeting held August 3, 2015

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

That the minutes of the August 3, 2015 Planning Board meeting are hereby approved.

All in favor.

### 17 Mohawk Avenue & 10 Glen Avenue – Dunkin Donuts

Brian Slateman of ABD Engineering and Kevin Garcia of Garcia's Management Co. were in attendance to present a revised site plan for 17 Mohawk Avenue and 10 Glen Avenue. The applicant presented a preliminary plan to the Planning Board in August, which included preserving the residence on the lot of 10 Glen Avenue. The board suggested that the applicant consider combining the two lots into one parcel, and the zoning issues that may arise with having a residence and a business on a commercial lot. The revised site plan proposes demolition to the existing residence to accommodate a comprehensive drive-thru operation. 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 drive-thru lane. A small addition to the existing building will house the drive-up window. Exiting drive-thru traffic will be forced East bound down the alleyway onto Glen Avenue. A new two-way entrance/exit will also be installed at 10 Glen Avenue. The Planning Board suggests hedge screening along 10 Glen Avenue to conceal traffic in the drive-thru lane from neighboring properties, as well as to mollify the speaker box volume, which is also adjustable. Downcast lighting is proposed. There is no "escape lane" proposed, however the drive-thru lane is striped and not curbed for the purpose of snow removal and this will allow traffic to escape the drive-thru lane if necessary. Landscaping and sidewalk revisions are included in the site plan, as well as a new dumpster enclosure. The applicant will attempt to coordinate sidewalk design with the neighboring property located at 25 Mohawk Avenue. The Planning Board notes that the sidewalk must be continuous along the Glen Avenue driveway. The Planning Board suggests that a storm water management study be performed and that preventative storm water management procedures be implemented to inhibit runoff from the site onto Glen Avenue. Planning Board Chair Lisa Holst noted to the board that question #20 on the applicant's SEQR form is answered incorrectly. Building Inspector Luis Agüero will inform the applicant of the necessary revision.

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

That the Planning Board hereby makes a conceptual approval of the site plan for 17 Mohawk Avenue and 10 Glen Avenue as prepared by ABD Engineers & Surveyors titled "Dunkin Donuts Drive Up Window" and dated July 24, 2015 with the following contingencies: That a final site plan to include sidewalk detail, hedge screening on Glen Avenue and a storm water management study be submitted for review by the Planning Board.

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:**

Planning Board Member David Moehle will be unable to attend monthly meetings from October through April. Arrangements will be made with alternate member and the Mayor.

**Old Business:**

No old business to report.

**Adjournment:**

**Motion:** By Lisa Holst; seconded by Gregg Zeman;  
To adjourn meeting at 7:36 pm.  
All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk