VILLAGE OF SCOTIA PLANNING BOARD
Meeting Minutes
October 28, 2013 7:00 p.m.

Call to Order:
Chair Jenny Lippmann called the meeting to order at 7:05 p.m.

Attendance: Planning Board Members: Jenny Lippmann, Deanna Hitchcock, Lisa Holst, David Moehle, Alternate Member Carl Yanoch, Village Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola,
Voting members: Jenny Lippmann, Deanna Hitchcock, Lisa Holst, David Moehle, Carl Yanoch
Excused: Gregg Zeman, Board of Trustees Liaison Rory Fluman

Minutes of the Planning Board meeting held July 1, 2013
Tabled until the December Planning Board meeting.

Minutes of the Planning Board meeting held October 7, 2013
Motion: By Lisa Holst; Seconded by David Moehle;
That the minutes of the October 7, 2013 Planning Board meeting are hereby approved.
All in favor.

Application: 34 Vley Road – David Coppola
David Coppola was in attendance to present the application for site plan review and request for an area variance from the Zoning Board of Appeals for the property located at 34 Vley Road. Dr. Coppola has been before the Planning Board on two previous occasions with slight changes to the proposed site plan. The revised site plan is reduced in overall square footage; however the 20 foot setback requirements are being further breached by a total of 11 feet. Dr. Coppola intends to install signage at a later date, for which he will provide plans to the building inspector for review. The Planning Board has no concerns with the proposed site plan.

Motion: by Deanna Hitchcock; Seconded by Lisa Holst;
That the Planning Board approves site plan prepared by Marchand-Jones Architects for David M. Coppola, D.D.S. 34 Vley Road, Scotia, NY 12302 and dated 10/18/13 with the following contingencies; parking spaces do not go beyond the property line; and lighting and signage be reviewed prior to installation.
All in favor.

Recommendation to Zoning Board of Appeals for approval of Area Variance:
Motion: by Lisa Holst; Seconded by Carl Yanoch;
That the Planning Board makes a positive recommendation to the Zoning Board of Appeals to approve the needed area variance.
All in favor.

SEQR Motion: By Gregg Zeman; Seconded by Lisa Holst;
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.

New Business:
The Mighty Waters Plan initiative through Representative Paul Tonko's Office has been updated to include the bike path extensions and Village entrance streetscape improvements.
302 Mohawk Avenue was sold at a recent Schenectady County auction. It is unknown at this time what the purchaser plans to do with the property.
There are no new updates to the plans for the McDonald's lot.

Old Business:
No old business to report

Adjournment:
Motion: By Lisa Holst; seconded by Carl Yanoch;
To adjourn meeting at 7:31 pm.
All in favor.

Respectively submitted,

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Newe Haile
Village of Scotia Planning Board Clerk