

# VILLAGE OF SCOTIA PLANNING BOARD

## Meeting Minutes

October 6, 2014 7:00 p.m.

### Call to Order:

Chair Jenny Lippmann called the meeting to order at 7:04 p.m.

### Attendance:

Planning Board Members: David Moehle, Deanna Hitchcock, Jenny Lippmann, Carl Yanoch, Lisa Holst, Building/Plumbing Inspector Luis Aguero, Village Attorney Lydia Marola, Board of Trustees Liaison Gregg Zeman

**Voting members:** Jenny Lippmann, Carl Yanoch, David Moehle, Deanna Hitchcock, Lisa Holst

**Excused:** Alternate Member E. Thomas Neals,

### Minutes of the Planning Board meeting held September 8, 2014

**Motion:** by David Moehle; Seconded by Carl Yanoch;

That the minutes of the September 8, 2014 Planning Board meeting are hereby approved.

All in favor.

### 33 Sacandaga Road – Grind House Gym

Owner of the property Jan Warner was in attendance to present the site plan application for Grind House Gym at 33 Sacandaga Road. The applicant is proposing a change of use for the property as a private personal training facility. The facility will be used by individual appointment only for personal training sessions. No signage is proposed at this time. No dumpster on site. No changes to existing lighting on site. Snow removal will be managed as in the past by plowing to corner and removing when necessary. There is an existing empty sign on the lot that shall be removed. The site plan proposes seven parking spaces along North Reynolds Street, however the Planning Board agrees that utilizing these spaces would encroach on the right-of-way. The Planning Board suggests replacing these with three parallel parking spaces indicated by signage.

**Motion:** by Lisa Holst; Seconded by Deanna Hitchcock;

That the Planning Board approves site plan dated September 24, 2014 based on the contingency that parking be limited to three (3) parallel spaces along North Reynolds side of property to be indicated by signage; and that existing empty sign on lot be removed.

All in favor.

**SEQR Motion:** By Carl Yanoch; Seconded by Jenny Lippmann;

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.

### 238-240 Mohawk Avenue – Precision Environmental

Representative Andrew Weigle was in attendance to present the site plan application for Precision Environmental located at 238-240 Mohawk Avenue. The applicant wishes to gain approval to permanently place a portable storage unit at the rear of the property. The applicant received a temporary permit but has exceeded the allowable permit length of up to 90 days. The applicant also has two dumpsters on the property that are not enclosed. The proposed site plan does not describe the dimensions of the PSU or the dumpsters. The site plan also does not include excavation plans, parking identification or landscaping. The applicant shall submit a more detailed site plan to be reviewed at a future meeting.

### 120 Mohawk Avenue – Jade Bistro

Representative Bill Chow and Architect Ted Lutz were in attendance to present the site plan application for Jade Bistro located at 120 Mohawk Avenue. The applicant is proposing renovations to the existing building in addition to the interior renovations that have already been permitted. The exterior revocations include removal and alteration of signage, installation of decorative window screening, landscaping and an outdoor seating area. The applicant will be removing three of the existing signs on the property, changing the face of two existing signs, and replacing one existing wall mount sign with a similar sign smaller in size. Façade improvements and decorative landscaping and window screening is to be installed on the front of the building. Existing railing along East side of the property will be removed to open up space for four bistro style tables. Existing recessed lighting to remain. No other lighting proposals at this time. No dumpster on site. Parking is sufficient. The Planning Board has no concerns with this application.

**Motion:** by Lisa Holst; Seconded by Jenny Lippmann;  
That the Planning Board approves site plan as prepared by Foresight Architects, titled “Jade Bistro” and dated September 24, 2014.  
All in favor.

**SEQR Motion:** By Deanna Hitchcock; Seconded by Jenny Lippmann;  
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 Jenny Lippmann- 11.25
	Deanna Hitchcock- 7.75
	David Moehle- 6
	Lisa Holst- 7
	Carl Yanoch- 9
	Alternate E. Thomas Neals- 1

**New Business:**  
The sale of the McDonalds property has been finalized.

**Old Business:**  
There will be a Complete Streets meeting tentatively scheduled for November 19, 2014 at 6 pm.

**Adjournment:**  
**Motion:** By Carl Yanoch; seconded by Lisa Holst;  
To adjourn meeting at 8:03 pm.  
All in favor.

Respectively submitted,

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Newe Haile  
Village of Scotia Planning Board Clerk