

Town of New Scotland Planning Board Agenda

January 5, 2016

Charles Voss, *Chairman*

Planning Board Members:

Jo Ann Davies, Laura Ten Eyck, Thomas Hart

Justin Perry (Alternate)

Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,

Jeffrey Baker, *Planning Board Attorney*, Dave Hansen, *Town Engineer (Stantec Engineering)*

PLEASE NOTE: All developers, consultants and members of the public wishing to address the Board during the meeting must sign in on the “Sign In Sheet” located on the back table.

Public hearings: 7:00 pm:

- 1) **Continuation: Special Use Permit Application # 574:** Application submitted by Cynthia Elliot on behalf of Triple S Farm. They’re-re-creating the Christmas tree farm formally known as Scotch Hill Acres and is requesting a special use permit to allow The tree farm’s pavilion on site, which will sell wreaths, trees, roping and boughs during the winter season, to be utilized as a outdoor banquet facility for gatherings during the off seasons. The proposed site is owned by Cynthia Elliot, is located in the RA zoning district at 20 Brownrigg Road, and is identified as New Scotland tax parcel id # 107.-1-7.1. This application is for a permitted use as per Article II, Section 190-12 (D)(17) of the Town of New Scotland’s Zoning Law.
- 2) **Site plan Application # 110:** Application submitted by Michael Tuzzolo to request a site plan approval to allow for a section of one of his barns to be used as a sales office for auto parts that are currently on site as an expansion of existing uses currently allowed by Use Variance # 228. The proposed site is owned by Michael Tuzzolo, is located in the RA zone at 92 Martin Road, and is identified as New Scotland Tax I.D. # 71.-2-24. This application is for an expansion of a permitted use as per Article III, Section 190-30 (C)(2)(d) of the Town of New Scotland’s Zoning Law.
- 3) **Continuation: Major Subdivision Application # 573:** Application submitted by Frank Burnett to divide his land into three parcels. The parcel identified as tax id # 84.-2-55.20 consists of 11.8+/- acres and is located within the MDR Zoning District at 22 Toby Lane. The scope of this subdivision is defined in Article II, section 164-6 and is subject to the major subdivision review procedures as described and made pursuant to Article III, Section 164-19 of the subdivision law.

Old Business/Discussion items:

- 1) **Special Use Permit Application # 575:** Application submitted by Nixon Peabody on behalf of Cellco Partnership d/b/a Verizon Wireless for a use variance to allow for a the construction of a 124 foot communications monopole and related facilities. The facilities requested include up to 12 antennas at 116 feet, a backup generator, and other related items on an equipment platform. The proposed site is owned by Robert and Andy Appleby, is located in the RH Zone at 20 Stovepipe Road, is identified as tax parcel #105.-2-16.1. This request is for a variance to Article II, Section 190-15 of the Town of New Scotland Zoning Law.

Discussion/Action Items

- 1) Minutes for December 1, 2015
- 2) Minor Subdivisions for the month of December 2015
- 3) Schedule regular 2016 meeting dates

Anything else that may come before the board -Open Discussion (2-minute limit per person)

Adjournment:

[THIS AGENDA IS SUBJECT TO CHANGE AT ANY TIME]Edited 11/30/2015