

Town of New Scotland Planning Board Agenda

April 5, 2016

Charles Voss, *Chairman*

Planning Board Members:

Jo Ann Davies, Thomas Hart, Dan Leinung

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.

7:00 pm:

Public Hearings:

1) Special Use Permit Application # 577: Application submitted by Bill Lawyer of Spaulding Realty Co. for a Special Use Permit to allow for a single family dwelling. The building was originally a modular single family dwelling and had been converted to office space. This request is to allow for the conversion back to residential. The property is located within the Commercial District at 3752 New Scotland Rd and is identified as New Scotland tax parcel # 93.-2-50. This application is a special use of Article II, Section 190-17 of the town zoning Law.

New Business:

1) Referral: Variance Application # 511: Application Submitted by Todd Jackson requesting relief from Article II, Section 190-13 (B) and Article XIII, section 190-99 of the Town of New Scotland’s Zoning Law to allow for an accessory structure to be constructed within the front setback on a parcel. The parcel is located within the “MDR” district at 532 Font Grove Road. The parcel is owned by Todd Jackson, is identified as New Scotland Tax parcel id # 73.-1-23. The “MDR” district has a front setback of 40 feet. This request is for 25 feet of relief to allow for structure to be located 15 feet from the property line. Accessory structures require a 10 foot setback from the dwelling. The applicant is seeking 3 feet of relief to construct the garage within 7 feet from the house.

2) Special Use Permit Application #579: application submitted by Rich Kelly to be allowed to construct a new pond approximately 1,500sqft in size. The pond would be constructed on a parcel owned by Sara Brenner and Greg DiRienzo, which consists of 5.2 acres, is situated within the RA District at 145 orchard Hill Rd, and is identified as New Scotland tax parcel # 95.-1-9.1. This application is a Special Use of Article II, Section 190-12 of the Town of New Scotland Zoning Law.

3) Special Use Permit Application #578: Application submitted by NY Capital District Renaissance Festival LLC. To request a Special Use Permit to allow them to hold an event on two parcels owned by Peter Ten Eyck. The parcels are situated within the RA district at 400 Altamont Road, contain 300 +/-acres are identified as New Scotland tax parcels # 71.-2-20.11 and 71.-2-20.12. This application is a Special Use of the Public Assemblage Local Law of the Town of New Scotland.

4) Site Plan Application #110: Application submitted by P.J. Hognestad for modification and update of the prior site plan approval to address the expansion of allowed uses for the parcel in areas of the site that were not previously approved. The site contains approximately 20.3 acres, and is located within the Industrial Zone. The property is located at 198 New Scotland South Road and is identified as New Scotland tax parcel id # 84.-1-44.14. This application is made pursuant to Article V, Section 190-52 of the Zoning Law for the Town Of New Scotland.

5) Site Plan Application # 111: Application submitted by Charles Shufelt for a site plan review to allow for a 60' x 60' accessory structure to be used as a Public Garage. The proposed site is owned by the applicant, is located in the RA zoning district at 173 North Road, and is identified as New Scotland Tax Parcel # 105.-3-6.10. This application is a for a permitted use as granted by the Town of New Scotland's Zoning Board of Appeals and is made pursuant to Article V, Section 190-52 of the Zoning Law for the Town Of New Scotland.

6) Special Use Permit Application # 580: Application submitted by Laura Ten Eyck on behalf of Indian Ladder Farm and is requesting a special use permit to allow the farm to be utilized as an outdoor banquet facility for gatherings and special events throughout the year. The proposed site is located in the RA zoning district at 342 Altamont Road, and is identified as New Scotland tax parcels id #71.-2-20.11 and 71.-2-20.12. . 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.

7) Special Use Permit Application # 581: Application submitted by Jeremy Cramer for a Special Use Permit to allow for a parcel owned by him to be used for "Agricultural uses, less than 5 acres". The parcel is located within the RH district at 293 New Salem South Road, contains 3/10th of an acre, and is identified as New Scotland tax parcel 82.-4-17. This application is a Special Use of Article II, Section 190-15 (D)(14) of the Town of New Scotland Zoning Law.

8) Site plan Application # 112: Application submitted by Town of New Scotland for a site plan to review the new site of the Hilton Barn. The site is owned by the applicant, is located within the Commercial district on Hilton Road alongside the Albany County Rail Trail, and is identified as New Scotland Tax I.D. # 73.-4-11.2. This application is made pursuant to Article V, Section 190-52 of the Town of New Scotland's Zoning law.

Old Business/Discussion items:

- 1) Minutes for March 5, 2016
- 2) Minor Subdivisions for the month of March 2016
- 3) Dunston Brothers, annual Junk Yard License renewal

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 3/28/2016