

**Agenda  
Town of New Scotland  
Zoning Board of Appeals  
Notice of Meeting  
April 26, 2016  
7:00 PM**

*Zoning Board Members:*

Robert Johnson, *Chairman*,  
Steve Crookes, Lance Moore, Heather Dolin, Edie Abrams

Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector  
Jeffrey Baker, Zoning Board Attorney, Dave Hansen, Town Engineer (Stantec Engineering)

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**Public Hearing:**

1) **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.

**Regular Meeting:**

**New Business:**

1) **Variance Application # 512:** Application submitted by Cynthia Elliot on behalf of Hudson Valley Italian Rest. Inc. requesting relief from Article II, Section 190-16 (B) of the Town of New Scotland Zoning law to allow for a cooler attached to the new restaurant to be constructed 3 feet inside the rear set back to allow for it to be located 27 feet from the side property line and 17.5 feet of relief to allow for a 13 foot wide foyer to be constructed 12.5 feet from the property line facing Railroad Ave. The proposed site is located on a corner lot with two front and two rear setbacks, owned by Hudson Valley Italian Restaurant Inc., is located in the Commercial Hamlet District of Fuera Bush at 1368 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-54.

- 1) Discussion/Action re: Proposed Local Law C of 2016, amending sections of Chapter 190 of the zoning law
- 2) Discussion/Action re: Proposed Local Law B of 2016, amending zoning law by adding definition: “Agricultural Supply Facility”
- 3) Discussion/Action minutes of march 22, 2016

**Motion to adjourn:**

**Robert Johnson, Chairman**

April 21, 2016