

Town of New Scotland Planning Board Agenda

May 3, 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:

1) Discussion/Action: Proposed Local Law C of 2016, amending sections of Chapter 190 of the zoning law

2) Discussion/Action: Proposed Local Law B of 2016, amending zoning law by adding definition: "Agricultural Supply Facility"

Public Hearings:

1) 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.

2) 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.

3) 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.

4) Adjourned: Special Use Permit Application # 574: Application submitted by Cynthia Elliot on behalf of Triple S Farm. The applicant plans to re-create the tree farm formally known as Scotch Hill Acres and has requested a special use permit to allow the site and residential use pavilion on site, to be utilized as a banquet facility for event gatherings. 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.

New Business:

1) Referral: 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 Feura Bush at 1368 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-54.

2) Special Use Permit Application # 582: Application submitted by Rebecca Culhane on behalf of the Farlin Corporation to allow for a public garage to be conducted on a site housing an existing structure which received a site plan approval April 4th, 2012. The property is owned by the Farlin Corporation, is located in the Industrial District at 129 School Road and is identified as tax parcel # 61.-3-16.1. This application is a special use of Article II, Section 190-18 (E) (6) of the Town of New Scotland Zoning Law.

3) Site Plan Application # 113: Application submitted by Daniel Plummer for an expansion of an existing residential agricultural use to allow for commercial sales of products grown or raised on site in a newly constructed barn located on 33.2 acres. The property is located in the RA District, at 542 Rowe Rd, and is identified as New Scotland Tax Id # 119.-2-18.11. This application is made pursuant to Article V, Section 190-52 of the zoning law for the Town of New Scotland.

Old Business/Discussion items:

1) Minutes for April 5, 2016

2) Minor Subdivisions for the month of April 2016

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 4/28/2016