

# Town of New Scotland Planning Board

## Agenda

**February 7, 2017**

Charles Voss, *Chairman*

*Planning Board Members:*

Jo Ann Davies, Thomas Hart, Dan Leinung,  
Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,  
Crystal Peck, *Planning Board Attorney*, Mark Dempf, *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.

**7:00p.m.**

### **Public Hearings**

**1) 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.

**2) 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: Area Variance # 515:** Application submitted by Thomas Rieth to request relief from the modified subdivision approval that states each dwelling shall be allowed to construct a deck attached to the rear of the dwelling within the designated area. The parcel is lies within the RSCH Zoning District, in Stone Creek Estates, at 7 Pebble Ct, and is identified as New Scotland Tax parcel # 84.-2-92. The applicant is requesting to allow for a wheelchair ramp attached to the existing deck to be constructed outside of the designated area on their parcel.

**2) Discussion/Action Building Permit Renewal Request:** Request of Daniel Jasinski to allow for the Building Inspector to renew building permit # 07-2296 for a tenth time. The original permit, for an addition and attached garage at 622 Voorheesville-Altamont Rd., was written on October 22, 2007. This application was approved for renewal by the Building Inspector multiple times and by the Planning Board two times previous. The board allowed the Building Inspector to approve the renewal two more times at the last approval. The applicant is now back in front of the Planning Board for their third time. This application is made pursuant to Chapter 190, Section 190-82 (C)(1)(2) of the Zoning Law.

**3) Special Use Permit # 589:** Application submitted by James Olsen for a special use permit to allow for a lot line adjustment of two parcels owned by James & Robin Olsen to allow for one parcel to be used as a “Self Storage Facility”. The parcels are located within the COM Zoning District, at 1944 and 1942 New Scotland Road, and identified as New Scotland tax parcels # 84.-2-18.11 and #84.-2-22. This application is a Special Use of Article II, Section 190-17 (E)(12) of the Town of New Scotland Zoning Law.

**4) Major Subdivision Sketch Plat Application # 588:** Application submitted by David Moreau for a 20+ lot residential subdivision containing 50 +/- acres. The proposed subdivision is located on Youmans Road, is identified as New Scotland tax parcel #72.-3-41.1& #72.-3-41.51, and is located within the COM zoning district. This application is made pursuant to Article III, Section 164-18 of the subdivision law.

**5) Modification of Subdivision Application # 355:** Modification request submitted by Mary Beth Slevin for Kensington Woods Subdivision, a 169 residential unit cluster subdivision submitted by Lansing Engineering on behalf of Garrison Projects, LLC that received a final approval on Dec 15, 2009. The site contains 187+/- acres of land and was originally comprised of 4 individual parcels which are identified by New Scotland Tax Id numbers 73.-1-9.11, 73.-1-9.12, 73.-1-9.2 and 73.-3-1.1. Approximately 100+/- acres lies on the west side of Hilton Road and the remainder is situated on the east side of Hilton Road. The request for modification is to allow 6 additional model home permits added to the 4 original model home permits per phase that were allowed in the subdivision approval. This application is submitted pursuant to Article III, Section 164-17 of the subdivision law and as referenced in Article III, Section 190-22 and Article VI of the zoning law.

**Discussion items:**

- 1) **Minutes** for January 10, 2017
- 2) **Minor Subdivisions** for the month of January 2017

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 1/30/2017