

Town of New Scotland Planning Board

Agenda

March 5, 2019

Planning Board Members:

Charles Voss, *Chairman*

Thomas Hart, Amy Schallop, Peter Richards, Christine Galvin, Robert Davies (Alt)
Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,
Crystal Peck, *Planning Board Attorney*, Garrett Frueh, *Town Engineer (Stantec Engineering)*

Public Hearings: 7:05 P.M.

- 1) **Special Use Permit Application # 604:** Application submitted Rose & Robin Tell-Drake for a Special Use Permit to allow for a parcel owned by Dale Caron to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RA district at 9 Game Farm Road, contains approx. 1.3 acres, and is identified as New Scotland tax parcel # 95.-3-61.10. This application is a Special Use of Article II, Section 190-15 (D)(14) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).
- 2) **Adjourned: Special Use Permit Application # 608:** Application submitted Frank Desorbo for a Special Use Permit to allow for a parcel he owns to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RA district at 156 Maple Road, contains approx. 2.3 acres, and is identified as New Scotland tax parcel # 73.-4-2. This application is a Special Use of Article II, Section 190-12 (D)(5) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).
- 3) **Special Use Permit Application # 607:** Application submitted Jennie Meringolo for a Special Use Permit to allow for a parcel she owns to be used for "Farming Activity, personal". The parcel is located within the R2 district at 107 Normanskill Road, contains approx. 0.3 acres, and is identified as New Scotland tax parcel # 62.-3-17. This application is a Special Use of Article II, Section 190-14 (D)(10) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).
- 4) **Special Use Permit Application # 606 :** Application originally submitted and approved for David Moreau to allow a Special Use Permit to for the construction of a single family dwelling on a 3.01 acre parcel owned by him. The new owner, Milt Orietas, is requesting to finalize the original special use request to build a dwelling. The property is located within the Commercial District on Greylock Lane and is identified as New Scotland tax parcel # 72.-3-41.52. This application is a special use of Article II, Section 190-17 of the town zoning Law.

New Business:

- 1) **Referral: Variance Application # 532:** Application Submitted by Matthew Malark requesting relief from Article II, Section 190-12 (B)& (B)(1) of the Town of New Scotland's Zoning Law to allow for an detached garage to be constructed partially within the front set back on a parcel. The parcel is located within the "RA" district at 365 New Salem Road. The parcel is owned by the applicant, is identified as New Scotland Tax parcel id # 72.-1-28.10. The "RA" district has a front setback of 65 feet from the center of the road plus an additional 30 foot setback on state roads. This request is for 23 feet of relief to allow for structure to be located 72 feet from the center of the road instead of the required 95 foot setback..
- 2) **Site plan Application # 118:** Application submitted by Anthony Buscema for a site plan review to allow for a 13.2 KW Ground mounted solar PV system. The site contains approximately 16.4 acres, and is located within the RF Zoning district. The property is located at 20 Countryman Lane and is identified as New Scotland tax parcel id # 93.-1-11. This application is made pursuant to Section II, Part 1 C(6)b of Local law # 5 of 2007.
- 3) **Special Use Permit Application # 609:** Application submitted Kim Newell and Eldrid Andres for a Special Use Permit to allow for a parcel they own to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RH district at 44 New Salem South Road, contains approx. 3.5 acres, and is identified as New Scotland tax parcel # 83.-1-25. This application is a Special Use of Article II, Section 190-15 (D)(14) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).

Discussion items:

- 1) **Minutes** for February 5, 2019
- 2) **Minor Subdivisions** for the month of February 2019
- 3) **Review/Comment** Proposed local law for small scale solar
- 4) **Comment/Discussion:** Planner escrow procedures.

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

Motion to Adjourn:

[THIS AGENDA IS SUBJECT TO CHANGE AT ANY TIME]Edited 2/26/2019