

# Town of New Scotland Planning Board

## Agenda

**March 6, 2018**

Charles Voss, *Chairman*

*Planning Board Members:*

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

### **Public Hearings:**

- 1) **Site Plan Application # 115:** Application submitted by New Salem Volunteer Fire Department for site plan review to allow for the replacement of their approximately 800 sqft. one bay fire house located at 2069 New Scotland Road in order to construct a new 2700 sqft. 3 bay fire house allowing for additional apparatus to be stored on site. The site contains approximately 0.86 of an acre, located within the Commercial Zone, and is identified as New Scotland tax parcel id # 84.-1-14. This application is made pursuant to Article V, Section 190-52 of the Zoning Law of the Town Of New Scotland.
- 2) **Special Use Permit # 596:** Application submitted by James Olsen for a Special Use Permit to allow for a detached sign with manually changeable message board for the new self-storage facility to be constructed. The parcel is located in the Commercial District of Slingerlands at 1944 New Scotland Road, and is identified as New Scotland tax parcel id # 84.-2-18.10. This application is a Special Use of Article II, Section 190-32 (C) (7) of the Town of New Scotland Zoning Law.
- 3) **Special Use permit # 586:** Application submitted by Hudson Valley Italian Rest. Inc. for a Special Use Permit to allow for an illuminated sign and changeable message board detached from the new restaurant to be constructed. The parcel 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. This application is a Special Use of Article II, Section 190-32 (C)(7) of the Town of New Scotland Zoning Law.

### **Old Business:**

**1) Update: Major Subdivision Application # 624:** Application originally submitted by Frank Burnett as subdivision # 573 to divide his land into three parcels received preliminary plat approval January 5, 2016. The project approval's time frame had expired while working towards receiving water and sewer approvals in order to apply for final plat subdivision approval. The project was recently purchased by Maxim Real Estate LLC and they are looking to reapply for the original project and to include an extra lot. The parcel identified as tax id # 84.-2-55.20 consists of 11.8+/- acres and is located within the MDR Zoning District at 22 Toby Lane. The scope of this subdivision is defined in Article II, section 164-6 and is subject to the major subdivision review procedures as described and made pursuant to Article III, Section 164-19 of the subdivision law.

### **New Business:**

**Postponed: 1) Referral: Variance Application # 522:** Application submitted by Ray Signs to request relief from Article II, Section 190-32 (B-1) of the Town of New Scotland Zoning law to allow for two attached signs for a new commercial use on an existing commercial building. The applicant is seeking 10.05 square feet of relief to allow the two attached signs to total 60.05 feet in area. The proposed signs are located on a lot owned by Chris and Melanie Frueh, leased to Xylem Dewatering Solutions, is located in the Commercial Hamlet District of Feura Bush at 1373 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-61.

**2) Special Use Permit Application # 598 :** Application originally submitted by David Moreau for a Special Use Permit to allow for the construction of a single family dwelling on a 3.07 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 Youmans Road as 3 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.

**3) Site Plan Application # 116:** Application submitted by Damien Coffey to allow for a 5.886k Ground mounted solar PV system. The site contains approximately 7.02 acres, and is located within the RA Zone. The property is located at 356 New Salem Road and is identified as New Scotland tax parcel id # 72.-1-25.12. This application is made pursuant to Local Law V of 2017, Section 2, part 2-6(B) of the Town Of New Scotland.

**4) Site Plan Application # 117:** Application submitted by George and Judy Klapp to allow for a 8.4k Ground mounted solar PV system. The site contains approximately 3.4 acres, and is located within the RA Zone. The property is located at 18 Tractor Path and is identified as New Scotland tax parcel id # 83.-1-39.2. This application is made pursuant to Local Law V of 2017, Section 2-6 B of the Town Of New Scotland.

**Discussion items:**

**1)** Lead agency request from the county legislature for the purchase of Clarksville Elementary School and their plans for retrofitting.

**2) Minutes** for February 2018

**3) Minor Subdivisions** for the month of February 2018

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 2/24/2018