

# Town of New Scotland Planning Board

## Agenda

May 1, 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: 7 P.M.

**1) Continuation: 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.

**2) 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.

**3) Postponed: Special Use Permit # 597:** Application submitted by Tom Popolino to allow for a 8.4k Ground mounted solar PV system. The site contains approximately 1.2 acres, and is located within the RA Zone. The property is located at 2070 New Scotland Road and is identified as New Scotland tax parcel id # 72.-2-3. This application is made pursuant to Local Law V of 2017, Section 2, part 1-6(A) of the Town Of New Scotland.

### New Business:

**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) Referral: Variance Application # 523:** Application submitted by US Solar to appeal a determination by the building inspector. U.S. Solar has proposed for a large scale solar project on a parcel that contains prime soils. Siting considerations identified in Part 2 G, Section 4.xiii of our Solar law prohibits large scale solar facilities on any site that is prime farmland or which contains prime soils. The applicant is seeking an appeal of the determination and requesting an interpretation of this section of the law to determine if large scale solar projects are prohibited on any site or parcel that is prime farmland or has prime soils or are they allowed to be located on the site as long as the proposed project is not located within the prime farmland or on prime soils areas of a site or parcel. The proposed solar project is located on lots owned by Martha Oden and Donald Baker, to be leased to US Solar Corp, are located in the R-2 Zoning District at 331 New Scotland South Road, and are identified as New Scotland tax parcels id # 84.-1-40.11 and 84.-1-38.

**3) Referral: Variance Application # 524:** Application Submitted by Pat Cherko and Associates requesting relief from Article II, Section 190-15 (B) of the Town of New Scotland's Zoning Law to allow for a second

story addition and front porch to be constructed within the rear set back on a corner lot. The parcel is located within the "RH" district at 189 New Salem South Road. The parcel is owned by Sasi Chucuvo, is identified as New Scotland Tax parcel id # 82.-4-42. The "RA" district has a rear setback of 30 feet. This request is for 22.5 feet of relief to allow for the structure to be located 7.5 feet from the property line.

**Discussion items:**

- 1) Dunston's junk yard renewal
- 2) **Minutes** for April 2018
- 3) **Minor Subdivisions** for the month of April 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 4/25/2018