

**Town of New Scotland
Zoning Board of Appeals
Agenda
June 22, 2021
7:00 PM**

Zoning Board Members:

Jeff Baker, *Chairman,*

Lance Moore, Dean Sommer, Edie Abrams, Erin Flynn Casey

Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector
Crystal Peck, Zoning Board Attorney, Garrett Frueh, Town Engineer (Stantec Engineering)

**Zoning Board of Appeals Meeting
COVID Update**

The Zoning Board of Appeals for the Town of New Scotland will hold a regularly scheduled meeting on June 22, 2021 at 7PM. Due to health and safety concerns related to COVID-19 in person attendance will not be permitted. We are working diligently with our current limited staffing to start uploading applications to the Town's website prior to the meeting to give the public the ability to see the applications and supporting documentation and would encourage anyone who would like to comment on an application that has a public hearing scheduled for the upcoming meeting should email those comments to the Building Inspector at jcramer@townofnewscotland.com by noon of the meeting day. In accordance with the Governors Executive Order 202.1 the meeting will take place remotely via Zoom. All written comments will be collected, submitted to the Board for review, and be read into the minutes of the following meeting prior to a decision on the application. During this time, all Zoning Board meetings will be recorded and a transcript of the meeting will be made available at a later date. Members of the public can connect via telephone or video conferencing to the meeting at:

Topic: Town of New Scotland Zoning Board of Appeals meeting

Time: Jun 22, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83545618426?pwd=UWJucFpJWDRYL2VmS005ZUFlei8vdz09>

Meeting ID: 835 4561 8426

Passcode: 041253

One tap mobile

+16465588656,,83545618426#,,,*041253# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 835 4561 8426

Passcode: 041253

Public Hearings:

- 1) **Variance application # 549:** Application submitted for an area variance by Stephan Andres and Mark Taylor to request relief from Article II, Section 190-12 (B) to allow for a lot line adjustment of two parcels. The Andres parcel currently has 1 acre and the neighboring parcel owned by Taylor has less than the required lot area currently at 0.51 acres. This request is to merge 0.10 acres from the Lands of Andres and merge with the Lands of Taylor. Both parcels are located at 69 & 79 Maple Road, located in the RA Zoning district, and is identified as New Scotland Tax parcel # 73.9-2-2.1(Andres) & #73.9-2-2.2. The minimum area requirement in the RA district is a 44,000 sqft or 1.01 acres. If approved, it would allow for the lots to be 0.92 & 0.60 acres. Both parcels currently have existing improvements.

New Business:

- 1) **Variance Application # 552:** Application Submitted by Stewart's Ice Cream Co. Inc requesting relief from Article II, Section 190-17 (B) of the Town of New Scotland's Zoning Law to allow for an addition to be constructed within the side setback on a parcel. The parcel contains 2.6 Acres, is located within the "Com" district at 2475 Delaware Turnpike and is identified as New Scotland Tax parcel id #93.-1-29. The side yard setback requirement in this zone is 15 feet. This request is for 2.5 feet of relief to allow for structure to be located 12.5 feet from the property line.
- 2) **Variance Application # 551:** Application Submitted by Richard Long requesting relief from Article XVI, Section 190-112 (D)2(a) of the Town of New Scotland's Zoning Law to allow for a 72 unit apartment complex to be constructed on his parcel. The parcel contains approx. 13.61 acres of buildable land, is located within the "HDE" district at 2080 New Scotland Rd, and is identified as New Scotland Tax parcel id #84.-1-28. The HDE zoning district base density when water and sewer are proposed is one unit for each buildable acre or 43,560 sqft. This request is for 35,326 sqft of relief per unit to allow for a base density calculation of 8,234 sqft per unit for the multifamily complex.

Old Business:

- 1) **Adjourned by applicant: Variance Application # 548:** Application submitted by Seaboard Solar and Bohler Engineering to request a two part variance application to allow for a large scale solar project to be sited on a parcel that contains prime soils and mature forest. Siting considerations identified in Part 2 G, Section 4.xiii of our Solar law prohibits large scale solar facilities to be sited on any portion of a parcel that is considered prime farmland, which contains prime soils, or that contains more than 1 acre of mature forest in the siting area that would be removed. The proposed solar project is located on a parcel owned by Francis McCaffery and Robert Jones, is located in the RA Zoning District on Bullock Road, and is identified as New Scotland tax parcels id # 83.-4-40.2.
- 2) **Variance Application # 550:** Application Submitted by Ryan Conley requesting relief from Article III, Section 190-29 (D)1(a) of the Town of New Scotland's Zoning Law to allow for an unattached accessory structure to be allowed to remain within the side setback on a parcel. The parcel is owned by Sandra Conley, containing 0.29 Acres, is located within the "RA" district at 34 Old New Salem Rd. and is identified as New Scotland Tax parcel id #84.-2-6. The side yard setback requirement in this zone is 5 feet. This request is for 4 feet of relief to allow for structure to be located 1 foot from the property line.

Regular Meeting:

Discussion/Action: Minutes of May 25, 2021 meeting

Motion to adjourn:

Jeff Baker, Chairman

THE NEXT TENTATIVELY SCHEDULED MEETING IS July 27, 2021