

Town of New Scotland Planning Board

Agenda

July 3, 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- 1) **Withdrawn by Applicant: Special Use Permit Application #599:** application submitted by Ingrid Arlt to be allowed to construct a pond approximately 180 x 240 feet in size. The pond would be constructed on a parcel owned by the applicant, consisting of 7 acres, is situated within the RA District at 427 Bullock Rd, and is identified as New Scotland tax parcel #94.-1-30.84 This application is a Special Use of Article II, Section 190-12 (D)(2) of the Town of New Scotland Zoning Law

Old Business:

- 1) **Withdrawn by Applicant: Special Use Permit # 597:** Application submitted by Thomas Popolizio to allow for a 8.4k Ground mounted solar PV system.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 72 Koonz 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.
- 2) **Update and Lead Agency Request: Variance #525 & Special Use Permit Application #600:** application submitted by Stephanie Magee Muha to be allowed to construct and operate a boarding and riding stable. The application consists of a 70 x 136 building that includes 11 horse stalls and a 70 x 100 foot indoor riding arena which would allow limited training and lessons. The parcel is owned by the applicant, consisting of 11.03 acres, is situated within the RA District at 82 Clipp Rd, and is identified as New Scotland tax parcel #94.-1-47.14 This application is a Special Use of Article II, Section 190-12 (D)(6) of the Town of New Scotland Zoning Law.

New Business:

- 1) **Extension Request: Special Use Permit # 589:** Application submitted by James Olsen for a special use permit was approved 7/10/2017 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 was a Special Use of Article II, Section 190-17 (E)(12) of the Town of New Scotland Zoning Law. Article IV, Section 190-49 allows for one or more extensions not to exceed one year each.

2) Special Use Permit Application # 601: Application submitted by U.S. Solar to allow for a 1.875-megawatt Ground mounted large scale solar system. The total acreage of the site will contain approximately 18.5 acres between the two lots, and is located within the R2 Zone. The site is owned by Donald Baker and Martha Oden, to be leased to U.S. Solar Corp, located at 331 New Scotland Salem Road, and is identified as New Scotland tax parcel id #84.-1-40.11 and 84.-1-38. This application is made pursuant to Large Scale Solar listed as a Special Use in the R2 Zoning District as per Local Law V of 2017 and Article V, Section 57A of the Town Of New Scotland Code.

Discussion items:

2) Minutes for June 5, 2018

3) Minor Subdivisions for the month of June 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 6/25/2018