

Town of New Scotland Planning Board

Agenda

August 6, 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)*

No Public Hearings:

New Business:

- 1) **Referral: Variance Application # 536:** Application submitted by Stephen and Hope Hadsell to request relief from Article III, Section 190-29 (D)(1)(A) of the Town of New Scotland's Zoning Law to allow an accessory structure to be located within the front set back on a lot. The parcel is owned by Mr. and Mrs. Hadsell, located in the RA district at 233 Bullock Rd. and is identified as tax parcel # 83.-4-30.20. The Town of New Scotland Zoning Law requires a front yard setback of 40' in the RA Zoning District for primary and accessory structures. This request is for 40' of relief to allow the accessory structure to remain located along the R.O.W. of Bullock Rd.
- 2) **Referral: Variance Application # 537:** Application submitted by Mohawk Hudson Land Conservatory to request relief from Article III, Section 190-32C(5) of the Town of New Scotland's Zoning Law to allow for a sign to be constructed on the front property line of the Bennet Hill Preserve. The parcel is located within the RF Zoning District on Bennet Hill Rd.. The parcel is owned by the applicant and identified as New Scotland Tax parcel id # 117.-2-24. The RF district has a Front yard setback of 25' for signs. This request is for 25' of relief to allow for the sign to be located along the R.O.W. of Bennet Hill Rd.
- 3) **Final Plat 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 parcel is now owned by Maxim Real Estate LLC. And is applying for a four lot subdivision. The application received preliminary plat approval June 5, 2018 and has acquired the required approval extensions to date. This parcel is 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.

Old Business:

- 1) **Site Plan Application # 122:** Application submitted by Stewart's Corporation for a site plan review to allow for a new 3,696 sqft. store to be constructed as well as a reconfiguration of the gas canopy, parking, and sign on an existing site. The site contains approximately 37,423 sqft, and is located within the CH Zoning district. The property is located at 1360 Indian Fields Rd and is identified as New Scotland tax parcel # 107.2-2-58. This site plan application is made pursuant to Article V, Section 190-52 of the Zoning Law of the Town Of New Scotland.

Discussion items:

- 1) **Minutes** for July 2, 2019
- 2) **Minor Subdivisions** for the month of July 2019

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 7/29/2019