

Town of New Scotland Planning Board

Agenda

September 4, 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) **Special Use Permit Application #602:** application request submitted by Adam Sherman to be allowed to convert an existing single family into a two family dwelling. The parcel is owned by the applicant, consisting of 0.55 acres, is situated within the RH District at 13 Grayceland Ave, and is identified as New Scotland tax parcel #106.3-2-18 This application is a Special Use of Article II, Section 190-15 (D)(1) of the Town of New Scotland Zoning Law.
- 2) **Adjourned: Special Use Permit Application #600:** application request submitted by Stephanie Magee Muha to be allowed to construct and operate a public 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. This project recently received an area variance with conditions to allow for up to 15 horses. 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.

Old Business:

- 1) **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 South 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.

New Business:

- 1) **Variance Application # 526:** Application Submitted by Mary Hovmovitis requesting relief from Article II, Section 190-11 (B) of the Town of New Scotland's Zoning Law to allow for a two lot subdivision to create one new vacant lot that meets the required lot area and one lot with improvements to be created with approximately 1.5 acres which would be half the required lot area. The parcel is located within the "RF" district at 13 Thatcher Park Road. The parcel is owned by the applicant, is identified as New Scotland Tax parcel id # 82.-1-50. The "RF" district has a minimum lot area of 3 acres. This request is for 1.5 acres of relief to allow for a 1.5 acre parcel with improvements to be considered for a legal minor subdivision.

- 2) **Special Use Permit Application # 603:** Application submitted by Jessica and Ryan Wiley for a Special Use Permit to allow for a parcel owned by the applicant to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RH district at 304 New Salem South Road, contains approx. 1 acre, and is identified as New Scotland tax parcel 83.-1-54. This application is a Special Use of Article II, Section 190-15 (D)(14) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).

Discussion items:

2) **Minutes** for August 7, 2018

3) **Minor Subdivisions** for the month of August 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 8/25/2018