

# Town of New Scotland Planning Board

## Agenda

**October 2, 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 # 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).
- 2) 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) Adjourned by applicant: 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) Special Use Permit Application # 604:** Application submitted Rose & Robin Tell-Drake for a Special Use Permit to allow for a parcel owned by Dale Caron to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RA district at 9 Game Farm Road, contains approx. 1.3 acres, and is identified as New Scotland tax parcel # 95.-3-61.10. 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).

- 2) **Referral: Variance Application # 527:** Application Submitted by John Graziano requesting relief from Section 190-56B of the Town of New Scotland's Zoning Law to allow for an addition to be constructed within the required separation between a dwelling and a pool on a parcel. The parcel is located within the "MDR" district at 7 Old English Rd. The parcel is owned by the applicant, is identified as New Scotland Tax parcel id # 84.11-1-25. The town requires a separation distance of 10 feet from a dwelling to an accessory structure. This request is for 4 feet of relief to allow for structure to be located 6 feet from the pool edge.

**Discussion items:**

- 2) **Minutes** for September 4, 2018

- 3) **Minor Subdivisions** for the month of September 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 9/25/2018