

**Agenda
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
October 29, 2019
7:00 PM**

Zoning Board Members:

Jeff Baker, *Chairman*,

Lance Moore, Steve Crookes, Edie Abrams, Bridget Burke,

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

Public Hearing 7:00 pm

- 1) **Variance Application # 538:** Application Submitted by Tim Danz requesting relief from Article II, Section 190-13 (B) of the Town of New Scotland's Zoning Law to allow for their front porch to be widened and expanded within the front setback on a parcel. The parcel is located within the "MDR" district at 100 North Main Street. The parcel is owned by the applicant, is identified as New Scotland Tax parcel id #61.-3-30. The "MDR" district has a front setback of 40 feet. This request is for 12 feet of relief to allow for structure to be located 28 feet from the property line.
- 2) **Variance Application # 539:** Application submitted by Andrew and Sara Morse for relief identified in Article III, Section 190-30 (C)(2)(d) of the Town of New Scotland Zoning Law to be allowed to replace one of the existing dwellings on the property with a new dwelling the is more than 25% larger. The parcel is owned by the applicants, lies within the "R2" Zoning District at 244 Normanskill Road and is identified as New Scotland Tax parcel id # 62.-4-13.1. Article III, Section 190-30 (C)(2)(d) of the zoning law requires that any increase of more than 25 percent to an pre-existing, non-conforming use on a lot requires that an area variance be granted by the Zoning Board of Appeals. This application requests that an 860 s.f. dwelling be demolished and the new dwelling proposed is approximately 5,616 s.f.

Old Business:

- 1) **Variance Application # 534:** Application submitted by Frank McCaffrey requesting relief from Article V, Section 190-99 of the Town of New Scotland's Zoning Law to allow for a two lot subdivision to be allowed with less than the required road frontage. The parcel is located within the RA Zoning District on Bullock Rd. The parcel is owned by the applicant and identified as New Scotland Tax parcel id #83.-4-40.2. The Town zoning requires a minimum of 50' of road frontage per lot. This request is for 50' of relief to allow for 25' of road frontage per lot.

Motion to adjourn:

Jeff Baker, Chairman

THE NEXT REGULARLY SCHEDULED MEETING IS NOVEMBER 26, 2019