

**Agenda
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
March 22, 2016
7:00 PM**

Zoning Board Members:

Robert Johnson, *Chairman*,
Steve Crookes, Lance Moore, Heather Dolin, Edie Abrams

Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector
Jeffrey Baker, Zoning Board Attorney, Dave Hansen, Town Engineer (Stantec Engineering)

Public Hearing:

1) **Continuation: Variance Application # 507:** Application submitted by Charles Shufelt requesting an appeal of determination given by the Building Inspector. The applicant would like the ZBA to determine if the use of the accessory structure for automobile repair is impermissible. The parcel is located in the RA Zoning District, at 173 North Road, and is identified as New Scotland Tax Parcel # 105.-3-6.10.

2) **Continuation: Use Variance Application # 508:** submitted by Charles Shufelt for a use variance to allow for the operation of a public garage in an existing accessory structure. The building is located in the RA district at 173 North Rd. and is identified as tax parcel # 105.-3-6.10. The former use of tenancy space was a storage and repair shop for Kleen Resources, an environmental petroleum equipment and repair company. This request is for a variance to Article II, Section 190-12 of the Town of New Scotland Zoning Law.

Regular Meeting:

New Business:

1) **Variance Application # 511:** Application Submitted by Todd Jackson requesting relief from Article II, Section 190-13 (B) and Article XIII, section 190-99 of the Town of New Scotland's Zoning Law to allow for an accessory structure to be constructed within the front setback on a parcel. The parcel is located within the "MDR" district at 532 Font Grove Road. The parcel is owned by Todd Jackson, is identified as New Scotland Tax parcel id # 73.-1-23. The "MDR" district has a front setback of 40 feet. This request is for 25 feet of relief to allow for structure to be located 15 feet from the property line. Accessory structures require a 10 foot setback from the dwelling. The applicant is seeking 3 feet of relief to construct the garage within 7 feet from the house.

2) Local law A of 2016 discussion/comment

3) Discussion/Action minutes of January 26, 2016

4) Discussion/Action regular meeting dates 2016
April & May have conflicts with the 4th Tuesday

Motion to adjourn:

Robert Johnson, Chairman

March 17, 2016