

Town of New Scotland Planning Board Agenda

July 5, 2016

Charles Voss, *Chairman*

Planning Board Members:

Jo Ann Davies, Thomas Hart, Dan Leinung

Justin Perry (Alternate)

Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,

Jeffrey Baker, *Planning Board Attorney*, Dave Hansen, *Town Engineer (Stantec Engineering)*

PLEASE NOTE: All developers, consultants and members of the public wishing to address the Board during the meeting must sign in on the "Sign In Sheet" located on the back table.

7:00 pm:

Public Hearings:

1) Site Plan Application # 111: Application submitted by Charles Shufelt for a site plan review to allow for a 60' x 60' accessory structure to be used as a Public Garage. The proposed site is owned by the applicant, is located in the RA zoning district at 173 North Road, and is identified as New Scotland Tax Parcel # 105.-3-6.10. This application is a for a permitted use as granted by the Town of New Scotland's Zoning Board of Appeals and is made pursuant to Article V, Section 190-52 of the Zoning Law for the Town Of New Scotland.

2) Special Use Permit Application # 568: Application Submitted by Tim Albright for Indian Ladder Farms to request a special use permit to allow for a mobile concession trailer to be set on site as a snack bar. The parcel is located within the RF district on Thatcher park Road, contains 10 +/- acres, and is identified as New Scotland tax parcel # 71.-1-38. This application is a Special Use of Article II, Section 190-11(D) (13) of the Town of New Scotland Zoning Law.

Old Business: Discussion items:

1) Special Use Permit Application # 580: Application submitted by Laura Ten Eyck on behalf of Indian Ladder Farm and is requesting a special use permit to allow the farm to be utilized as an outdoor banquet facility for gatherings and special events throughout the year. The proposed site is located in the RA zoning district at 342 Altamont Road, and is identified as New Scotland tax parcels id #71.-2-20.11 and 71.-2-20.12. . This application is for a permitted use as per Article II, Section 190-12 (D)(17) of the Town of New Scotland's Zoning Law.

2) Special Use Permit #583: Application submitted by Ron Kay requesting approval to allow for a mixed use development to be constructed on a parcel. The applicant would like to incorporate retail sales and residential apartments. The proposed site is located within the Commercial district on Maple Rd. (Route 85A) and is identified as New Scotland tax parcel # 73.-4-17.1 This application is for a permitted use and a special use as per Article II, Section 190-17 (D)(12) & (E)(3) of the town of New Scotland Zoning Law.

New Business:

1) Special Use Permit Application # 584: Application submitted by Jane Twomey of Wren & Rail LLC for a Special Use Permit to allow for the housing and operation of a mobile “food coach” on a site owned by Mr. Guyette. Article II, Section 190-12(D)(17) requires that a Special Use Permit be obtained to allow for “Restaurants and taverns”. Mr. Guyette’s site is located within the Residential Agricultural Zoning District on New Scotland South Road and is identified as tax parcel # 84.-1-44.11.

Discussion items:

1) Minutes for June 7, 2016

2) Minor Subdivisions for the month of June 2016

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 6/29/2016