

**Minutes
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
January 12, 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)

Special Meeting: 7:00 P.M.

Area Variance # 511: Application submitted by the Town of New Scotland to request a height variance for the Hilton le Vie Barn to be placed on a proposed new parcel adjacent to the Rail Trail. The height of the existing barn is approximately 60'. Article III, Section 29(B)(2) of the town zoning law states that a commercial structure shall have a maximum height of 45'. This request is for 15' of relief. The new parcel is located in the COM Zoning District, on the east side of Hilton Road between the Rail Trail and Maple Road, and is identified as New Scotland Tax Parcel # 73.-4-11.

Mr. Hennessey addressed the Board regarding this ongoing relocation of the Hilton barn; presented prints of the barn to the Board. We are trying to preserve some of the historical character of the Town of New Scotland. The barn is eligible to be on the historic registry. The structure will not be retained by the developer of the McVee property. The developer is not interested in keeping the barn on the property. The Town and the County are getting together to move this barn. They will actually move the barn. It will not be disassembled. We have received bids to move the barn. The State and the County are now proposing to fund this. The Town is not funding this through the budget. The town is funding this through our existing Parks Fund, which has no implication on the budget. We are making sure we are following the appropriate procedures. It will meet setbacks from the property lines, but it may not meet the height variance. We are getting measurements. We need this meeting to refer to planning and then to set a public hearing.

Mr. Crookes, with the barn being moved it may have less historic value.

Mr. Hennessey, yes, it may not be allowed to receive the designation of a historic structure.

Mr. Parmenter, you can get a marker, but it may not qualify to be on the list.

Mr. Crookes, moving it you will be able to do a lot more to the structure.

Ms. Abrams, does anyone have an estimate of the cost?

Mr. Hennessey, the County will take over the operation and management of it or lease it. All those particulars have not been ironed out.

Mr. Moore moved to send this variance to the Planning Board. Mr. Crookes seconded the motion; all in favor; motion so carried.

Mr. Crookes moved to schedule a public hearing for January 26, 2016. Ms. Abrams seconded the motion; all in favor; motion so carried.

Mr. Johnson explained that it is an unlisted action and because we have an uncoordinated proceeding currently we could become the lead agency, but we are not going to do that yet and leave that open. I would like to make a motion to recommend that if this becomes a coordinated review and the Town Board will seek lead agency.

Mr. Crookes moved to ask that this will be a coordinated proceeding and as such we would ask that the Town Board becomes lead agency for the SEQRA proceedings. Ms. Dolin seconded the motion; all in favor; motion so carried.

Motion to adjourn: Mr. Crookes moved to adjourn and Mr. Moore seconded the motion; all in favor; motion so carried.

THE NEXT SCHEDULED MEETING January 26, 2016

Respectfully submitted,

Lori Saba