

Town of New Scotland

Public Hearing

May 11, 2016

The following Town Officials were in attendance:

Supervisor:	Douglas LaGrange
Councilperson:	Patricia Snyder
	William Hennessy
	Adam Greenberg
	Laura Ten Eyck
Town Attorney:	Michael Naughton
Town Clerk:	Diane Deschenes

1. Call to Order

Supervisor LaGrange called the meeting to order at 6:30 PM regarding Proposed Local Law B of 2016. This is a local law which will add a definition. Supervisor LaGrange said that we were approached, as most things happen with the zoning code, with an individual situation where someone wanted to open an Agway type of store like the Original Applebee's in Westerlo. There is not a provision for it in the RA district. In fact, we don't have a definition that would allow it anywhere. The next best thing would be kind of a major agricultural production-type facility with things like mulching and all sorts of production going on, not unlike what's already going on South Road. We'd be talking more of a farming situation. Supervisor LaGrange said that he spoke to the gentlemen interested, Darrell Duncan and the landowner, Gary Guyette. They were interested in seeing if this is something that the Board would entertain. This is solely about this Board thinking that this type of business would be an appropriate business for our town. Supervisor LaGrange felt that we wanted to support agriculture in the town. In addition, most of the taxpayers say they'd like to see an expanded commercial tax base. This would be two things that would happen. This particular public hearing is not about a specific application because there is none. This public hearing is not about past and present activities on that particular spot on New Scotland South Road because there is not application. This is about a definition. Supervisor LaGrange then read the definition. This is what we are looking at tonight: We are thinking that this would be an appropriate use in the RA zones in our town and in our Commercial zones. Regardless of somebody that may apply at some point or could apply, this is about the definition being added to our zoning law. The Planning Board and the Zoning Board gave a positive recommendation on this. Supervisor LaGrange advised that there would be no action on either of these laws tonight because they both have to go before the County Planning Board. They meet May 19th so no action will be taken until probably next month. If this passes and this Board thinks that it's a proper business to be included in our town, then anyone expressing an interest would apply for a special use permit and come to the Planning Board to go through a site plan review. There would be public hearings that neighbors would be notified of. They would then have an opportunity to state their reasons why it wouldn't be good in their neighborhood. That's the layout. Supervisor LaGrange added that this is not a site plan. This is not a specific issue that's come to light in an application. This is simply a definition to add to the zoning code.

Nancy Conway said that there was just a comment by someone who wasn't here last time.

Christa Martin said he was not informed last time, and he lives on South Road.

Supervisor LaGrange said that this isn't on South Road. This is just a definition.

Christa Martin added that obviously the Board and whatever members have already spoken about it, and some are in favor of it.

Supervisor LaGrange clarified that he said "in his opinion." Part of the reason we have a public hearing is to gather more information. We've heard from the Planning Board and the ZBA, but we haven't heard from the Albany County Planning Board. We don't know what we will get from them. We may have our leanings as to what we would like to do, but we are still open to public comment. That's what we are here for tonight.

Vaila Joy said that since this was discussed last time, could that discussion be reviewed.

Councilperson Hennessy said that the minutes of that meeting will be on the website once approved. In general, we reviewed the fact that it is only allowed on a County or State Road, not on a Town road, and it has to have a significant amount of frontage (500 ft.). There was discussion about whether it should be in an industrial zone versus a residential/agricultural zone. Councilperson Hennessy said that his specific comment was that because the applicant presented, even though we don't stand behind that project, there is a zoning difficulty. He has a simple use of a site, but we

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so this may help screen it a bit. We are going to save Walt Miller's barns for the town. Councilperson Hennessy said he would support it along those lines and the use of it for agricultural sales. It's sort of in tune with the Town's Comprehensive Plan and fostering agricultural as well as residential uses. That's part of his understanding of what we said. Again, we will get more public comment, and we will have all of that available online. Everything is totally transparent, and we will provide it to the public in that regard.

Judith Fritz said that it seems to be that there is a huge devaluation of property going on for a number of miles, not just on South Road. It's caused a hideous-looking property that occurred there "with your commercial whatever that is" and it seems to be expanding rapidly. Mrs. Fritz said, "I can't understand. People were a little bit more judicious in the past with things like the quarry over in Feura Bush. You don't see it. It could look like this, which is hideous and devalues property for miles. It seems like people could have chosen a more appropriate place in order to keep the residential integrity of this town that is supposed to be the jewel. It sounds to me like we're going hog wild. You can see the writing on the wall with what you're doing. This is going to affect Slingerlands and Delmar. Feura Bush has those industrial plants where there are questions of cancer-causing emissions and has been for years." Mrs. Fritz said that she wasn't saying we have possible emissions here, but we are certainly affecting the whole town.

Supervisor LaGrange asked if she was suggesting that this particular definition would not be a good thing to have in the town. Mrs. Fritz said that she was. She also didn't know why South Road has been let go the way it is has. Supervisor LaGrange said that that was a different issue, but that he would take a moment to address it.

The situation was that there were many different special uses over time. They weren't adequately enforced. Things have changed recently. Supervisor LaGrange asked the Code Enforcement Officer and the Building Department to shut them down. We brought them in with the potential of an \$8,000 fine and some other things. We gave them a certain amount of time to come in and start a site plan for the whole project. We have a number of people on the Planning Board who have fielded the complaints and have complained themselves about the issue. Keep in mind that that is all industrial back there. That's another issue in itself. Do we want industrial in this town? Mrs. Fritz asked if they can do anything they want. Supervisor LaGrange said no, within the site plan, and because they were not performing under the site plan at the time Supervisor LaGrange asked the Building Inspector to shut them down. Now, they are going to be in front of the Planning Board, and they've already started to address some of the issues. We've had DEC there along with the Albany County Health Department. There is a concerted effort to get that cleaned up the way it should be under their site plan. Having said that, this other parcel where another project may take place is separate. It has different owners and different land.

Judith Fritz said that it seems that we shouldn't be allowed as a Town, representing us, to go ahead with anything until that is cleaned up. Supervisor LaGrange said that we did fine them. This is also in the eye of the beholder. In this case they had site plans that they had to adhere to. They are coming in for a whole new one, and there will be a whole new level of watch over them and enforcement.

Christa Martin asked if there had ever been any special-use permit or hearing that switched it to car carrying. Supervisor LaGrange said that there was. Mrs. Martin said that she was not informed. Supervisor LaGrange added that there are a number of different site plans that they've had. Again, the scope of notification is 500 feet. Mrs. Martin said that she lives on the road and there is nothing between her and them. Supervisor LaGrange said that he understood. Notification is a whole other issue.

Charles "Chet" Czajkowski asked what the original law was. An amendment is a change, so what is the proposed change to the original law. Supervisor LaGrange said that it is an amendment to the zoning code. It doesn't necessarily mean that you take something out or change the words. This happens to be a new definition put into the code. It's amending the code with a new definition of what was read earlier allowing agricultural supply facilities. Mr. Czajkowski said that Supervisor LaGrange was pretty specific to a certain resident and a certain structure. The code was basically to allow a storefront of 5,000 sq. ft. and a building total of 20,000 sq. ft. Is this for one person or anyone? Supervisor LaGrange said that it's for anyone who likes to do anything like this in the RA, or the commercial districts if the Planning Board decides to grant a special-use permit.

Francis Desmarais said that from what he had heard

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it seems that there has been some conversation in the background that will support or favor the addition of this term. He got the impression that, even though the issue here is very general, the addition of this term is a slippery slope, an open back door for further development that will be covered by this one little term. Now, that he's heard various people speaking, it has already come up in general conversation on another issue, he was beginning to wonder whether there is a little bit of camouflage.

Supervisor LaGrange said that there is always a specific start to one of these things. It hasn't been camouflaged. He said that he took time with our Building Inspector to develop this definition so we could confine it as best we could. The other thing that will confine this type of activity is the fact that these are regionally based enterprises, and you would not get more than one, maybe two, in our town. You have Altamont Agway over in Altamont. We had Original Applebee's. He doesn't really count Tractor Supply because it's a different level of agricultural products, in his opinion.

Roger Duff asked if you could have businesses in the New Scotland RA zone or is that a new thing.

Supervisor LaGrange said that you could have a private airport. There can be restaurants or taverns.

Pamela Bolton-Engelhardt asked if anyone has applied for the special use. Supervisor LaGrange said no, it's an idea. Mrs. Bolton-Engelhardt said that her concern is traffic. If someone does approach the Board, will there be a study? Supervisor LaGrange said there would. Mrs. Bolton-Engelhardt asked if large trucks would be involved. Supervisor LaGrange said he checked with the former owners of Original Applebee's, and they had a delivery with a tractor trailer or big box-type truck as frequently as once a week, but usually it was every other week. Mrs. Bolton-Engelhardt said that what brought her out tonight was the idea of large trucks going out the Delaware end of South Road. It would be a nightmare to have large trucks coming out that end of the road. Supervisor LaGrange said that if the Board approved this and someone applied, then there would be public hearings, studies, and environmental impact studies. There are all these things that they would have to go through, including public comment, to be sure it blends with the character of the neighborhood, satisfies all of the environmental studies, etc.

Charles "Chet" Czajkowski asked who would pay for all of that. Who is going to pay for the road to get bigger, turning lanes, and any of the other infrastructures that's needed for them to run the business?

Supervisor LaGrange said that, first of all, that's a county road. You could call the county and ask what types of vehicles they allow on the roads.

Charles "Chet" Czajkowski said that we are basically saying this is a retail store and are calling it commercial. One truck a week, they can't do that. How many trucks pull into Price Chopper?

Supervisor LaGrange responded that this isn't a Price Chopper. This isn't an 80,000 sq. ft. That's a question to ask at a public hearing.

Nancy Conway said that she thought that everyone understood as was stated that this is a general zoning change, but when it was brought up last Tuesday at the Planning meeting and even when it was recapped by Mr. Hennessy, the specifics kept pointing to the two barns in front on New Scotland South Road. Supervisor LaGrange agreed, adding they are the potential applicants. Mrs. Conway said that the neighbors are saying why not get in on this at the front. That's why people have shown up, so we can comprehend what may or may not ever come to be. Now is the time to do it and be proactive. There is an issue with turning off of Route 308 onto Route 443. There is an issue with Scotland Yards. In this zoning change, we've talked about two stores over and over again. Nothing says that because of this zoning change those two companies would be the ones that would go into this agricultural supply facility. It could be anyone that could be running more trucks or less. Mrs. Conway said that she agreed that some basic background research has been done on what these two stores have done in the past, but nothing says it's going to be those applying. Mrs. Conway said that she just wanted to make sure that we are being fair all the way around. At last week's meeting, it was very heavily discussed how much road front to give, specifically to the two barns on Route 308. It was very heavily discussed how much acreage to go around those two barns. So while this is still hypothetical, the discussion over the zoning change³ has all centered on those two barns on Route 308. Again, even Mr. Hennessy recapped based on

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what we talked about last week. The neighbors are just trying to let you know that while you have not been formally approached with a specific usage, there is great concern even though you haven't gotten that far. That's all everyone is trying to say. We know that if they do approach, there will be public meetings and everything else will go on. Mrs. Conway added that she doesn't know if everyone along the road has been informed of what's going on with Scotland Yards. It was a good night to come out and let you know how people feel who live in this area, who drive Route 308 regularly, who try to get from Route 443 down to the high school and beyond. We have concerns, and before you continue, these concerns will keep being brought up. It's important that you acknowledge at least that this discussion centered all of last week on those two barns in front of Scotland Yards.

Supervisor LaGrange said that because of transparency that's why these are being brought up by the neighborhood. That's why it was brought up at the Planning Board, too. It got sidetracked as it is tonight with the specific definition change. The time to come out is when there is a special use.

Nancy Conway added that residents should also come to all public meetings in your town to hear what's going on, to be sure you're on the front end of what's going on, and to be sure your voice is heard. That's what you're getting tonight.

Francis Desmarais commended Mrs. Conway for making the point that everything is still pretty much at the planning stage in regard to this term. That's the thing that is very crucial. If this term is added to the code, it kind of opens the door for anything. Supervisor LaGrange clarified "anything under the constraints of the definition." Mr. Desmarais added that otherwise it obligates everybody to come in and fight every situation that arises that will be covered by this term. Mr. Desmarais said that to make a point, there was a question about the traffic. Someone referred to only one truck a week. Mr. Desmarais said that last summer, he sat in his driveway between 10AM-11AM, and 38 trucks passed his house at the corner of Route 308 and Route 443. To give anybody the impression that the amount of heavy truck traffic will be less than that if there is this kind of operation or if this clause is put in there which allows further development is very naive.

Supervisor LaGrange replied that he didn't say that. He said that, from what the Original Applebee's told him, they had one large truck delivery at the most once a week and usually every other week.

Francis Desmarais said that in the situation that exists on New Scotland South Road, he took one hour and counted 38 trucks.

Sharon Boehlke thanked everyone for coming out tonight. Mrs. Boehlke added that last month's Board meeting literally turned into a Planning Board meeting. It's very clear what she said at the meeting that night. She really would like time to give an honest recap of what happened at that meeting. The two gentlemen sat here, and she believes that the only reason this change even came about was because they had already approached the Town to do this, and that change would need to be made before they could move further. Supervisor LaGrange said that that was stated at the meeting, at the Planning Board meeting, and this meeting. Sharon Boehlke said that it was made specifically because they came to you. Supervisor LaGrange said that they approached with an idea. Mrs. Boehlke said that this change is being made exclusively at this point in time for Mr. Guyette, who has already left trails from Selkirk up, and Mr. Duncan. That night Mrs. Boehlke also spoke about the tractor trailers and Supervisor LaGrange reiterated again what he said tonight; it would probably be one, and they have to clean up the mess and fix the barn. Applebee's sell more than grain. They change tractor tires. So we give birth to this grain store, and then we will start taking on foster children like tire changings, and then Mr. Guyette will have piles of tires. Supervisor LaGrange said that that would only happen if it's allowed by the Planning Board under the Special-Use permit. Mrs. Boehlke said that Mr. Guyette doesn't always do what's allowed. Supervisor LaGrange added that he also mentioned that we have a new level of enforcement. The past is the past. Mrs. Boehlke added that one of the other things Supervisor LaGrange said is that there is nothing in this area that sells the quality of Nutrena. Mrs. Boehlke said that she went online and googled Nutrena, which is the grain company, and within 20 miles there are 18 places that sell it, one being Hilltop Farms. Supervisor LaGrange said that Hilltop Farms is a hauler of bulk feed for Nutrena grain. They don't sell it from there. Mrs. Boehlke said that you call them and say you want a load, and you get it from the Port. Supervisor LaGrange said that they don't sell bag grain. Mrs. Boehlke added that within 50 miles there are 45 places. Most of those places are Tractor Supply stores which Supervisor LaGrange said don't sell it. Supervisor LaGrange compared Nutrena to Cabot cheese. Cabot cheese makes a lesser product to sell to the grocery store under a different label than the one that sells the high quality product to the grocery store. The Tractor Supply store, and other

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have a new housing development going in on New Scotland South Road with 16-18 houses. All of that traffic is also coming out onto New Scotland South Road along with all the new traffic coming in if this plan flies with Mr. Guyer and Mr. Duncan. That's a lot of traffic for that road. Mrs. Boehlke said one person asked her what happened to the charming atmosphere of New Scotland South Road. Mrs. Boehlke said that she just wanted to say that this is something being put in there for a specific and sole reason, and the plan is to allow them to go forward with the plans for that on New Scotland South Road. "Please don't let them fool you. If I didn't do what I did, no one would have known to come tonight."

Councilperson Hennessy said that this happens a lot with many applications where we can't notify enough people. We are doing some hamlet rezoning right here at the Bender Melon farm. We sent out hundreds of letter notifications last year, and we ended up getting several people. This particular application is a town-wide zoning issue. We can't send notifications to everybody in the town about it. When we have a specific site plan, we send to those within 500 feet. When this specific application comes up, if it does, he suspects that many of those at this meeting probably won't be within 500 feet of that, but we don't have the wherewithal to send letters to hundreds or thousands of people in the mail about all the applications. It happens all the time. He said that he heard it when he was on the ZBA. Adam Greenberg was chairman for many years also. We are very familiar with the site of Mr. Guyette, and we had to deal with it many times. He sold it to Hognestad, and they started their business. Finally, the town actually "red tagged" them and they had to stop and has to now come into more compliance. Zoning changes more often than not occur because someone wants to do something or has an issue. Many people want more industrial, many want more commercial, and many want none of either. If folks don't want these trucks or a lot of trucks, understand there is industrial on that road right now. Right at the intersection of the railroad there is industrial. Behind Hognestad is industrial zoning. If that's not what residents want, they should petition the town to change that zoning to something else. There are many people who want different things. Often when we have these issues, it's because someone is proposing something. We don't have the wherewithal to go and rezone the whole town without specific knowledge of a proposal or a project or a desire of the people of the town in that area. That kind of brings these types of zoning issues in front of us, and they're not quick things. They are a long, drawn-out process that the Planning Boards have to deal with. This is something that's not going to happen tomorrow. It's something that has to go through the process, and frankly this process is a lot more transparent than when he was on the Zoning Board. If we work the process right, we have to look at the traffic. We have to understand existing traffic patterns and proposed traffic patterns. That's up to the Planning Board.

Francis Desmarais said that the bottom line in changing the code as it stands now with say a 95% chance that there is already a fait accompli is opening a Pandora's box for the whole town, not just for South Road. Another piece of property is going to come along. It's covered by the code as it stands or as you're going to change it. That's the big problem here. We're dealing with a specific issue, but there is a much boarder picture here that has to be considered, and he certainly would be very much opposed to include this phase into the current code.

Supervisor LaGrange wanted to make just one point: These are always regional despite what studies might show. They are regional facilities. The nearest one now is Altamont, and the other one is on the other side of Greenville. They might not even have an opportunity to do this. They haven't even gone to Nutrena to see if it's even a possibility.

Francis Desmarais said that he was trying to stay away from specifics.

Supervisor LaGrange said that that was just to give an overview. It could happen, but they'd likely fail because there is just not enough business for more than one per region.

Francis Desmarais said that he did come into Town Hall last summer when he noticed these car transport trucks going in and out and making the turn at the corner of Rte. 308 and Rte. 443 causing a great deal of havoc, especially in the morning when there is a lot of traffic coming down Rte. 443. He was told that they were just storing the cars there overnight, but they were in and out of there several times during the day.

Councilperson Hennessy added that that's the industrial zone. He added that he didn't know the zoning in that specific definition for car transport, but the industrial zone allows these uses that we really need to be more careful of. That's the industrial zone, not this front zone. ~~Supervisor LaGrange said that it's a demand that give in and let things go with the 500 yard~~

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the town needs to reconsider who they notify. The comment about sending out thousands of letters is ridiculous. That's what we pay our taxes for. Whatever you have to do, you do. We need to be aware of what's going on in our neighborhood.

Vaila Joy said it should be changed to a mile radius.

Supervisor LaGrange said that that's something that he probably suggested four or five years ago, and it has yet to be done. The Building Department did expand it. That's something that this Board is going to have to demand. We need to look into it.

Someone asked what needs to be done to make that happen. Supervisor LaGrange said that to bear in mind that those in attendance wouldn't have been notified of this hearing tonight. Now, it's 500 feet from the property line all the way around in a radius. That used to be just 500 feet along the road. Supervisor LaGrange said that that is our Town law. Councilperson Hennessy thought it was State law, too. Councilperson Hennessy suggested that everyone send an email to the town. Supervisor LaGrange added that we've entertained a lot of complaints and concerns about the Hognestad situation. Again, that's why it's in the process that it is. It was closed down, and they are coming in for a new site plan. That would be something that concerned neighbors would want to take a part of during the public hearing.

Judith Fritz wanted to ask about advertising. Obviously people are busy working, etc., and everyone is not looking at your website weekly because we trust the people who are elected. When something important to us comes up, why can't something be on a big billboard right on our property here where you can see it when you drive by? I'm sure people can figure out how to put one or two lines to see what's pertinent and may be of greater interest in the upcoming meetings by the week. It would certainly notify a lot more people than 17 who got an individual notice from a neighbor here tonight.

Supervisor LaGrange said that that would be a subjective thing. How do we know if it would bother someone in Clarksville if we were doing something over here? Our agenda tonight is light; what part of it would we put on? The best way is what the Town Clerk suggested and that is to get on the email alert list. That's the best way. Councilperson Hennessy suggested that they stick around for a presentation after this hearing about some improvements to the front of Town Hall. Maybe one of the improvements could be to put in some kind of notification sign. Supervisor LaGrange said that if you just Google New Scotland you'll have meetings, agendas, minutes, and everything else.

James Yeara asked if you have to notify people within 500 feet of the property. Supervisor LaGrange said that that was correct. Mr. Yeara said that if you have a large truck that's going to impact everybody that lives on the road could all the residents be on that email list? His neighbor is the one who informed him. He would be very concerned about adding more trucks up and down that road. That impacts everyone and that's more than 500 feet.

Supervisor LaGrange said that those trucks could be coming over Unionville-Feura Bush Road too to get there. So do we notify them? James Yeara said so no but to notify him. Supervisor LaGrange said that he wasn't making light of what he was saying, but where do we draw that line? It's best to keep up with data on the website.

Councilperson Greenberg said that we are not talking about a specific site. He then asked if anyone was opposed to this use in the commercial district. Councilperson Ten Eyck clarified a feed store in a commercial district.

Charles "Chet" Czajkowski said that retail service was being masked under a commercial name. Councilperson Greenberg asked if he would be opposed to this even in a commercial district? Mr. Czajkowski said that if the town was to allow major commercial outside of what it has already grandfathered in, then he would be opposed.

Councilperson Greenberg said that he was just curious because we often hear that we don't have enough commercial in the town.

Charles "Chet" Czajkowski said that he works at one of the only commercial locations in this town, but nothing is sold and nothing is changed.

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information was that Gary Guyette didn't own it. It was sold to two Albany Firefighters. Supervisor LaGrange said that was correct. Mr. Kelly asked why Gary is involved. Supervisor LaGrange said that he came in with a proposal that he's thinking about along with Darrell Duncan. He still retains acreage in the in the barn area in front of Scotland Yard. They horseshoe around him. The understanding is that it's his property but from what he's been told Mr. Duncan and his family would like to start this type of business, and he would lease it from Mr. Guyette. Mr. Guyette probably wouldn't have anything to do with it; he came because of his ownership. We won't know until we see an application.

Nancy Conway said that it's only when someone approaches you that changes start, which is normal. So every time that you or someone says, "This hasn't even been discussed," the whole purpose of this change was because someone came to you. Supervisor LaGrange agreed.

Howard Hoose, Jr. said that with all the land they have, why do they have to build it right on the road? Supervisor LaGrange asked who he was talking about. Mr. Hoose replied that he meant Mr. Guyette. Supervisor LaGrange said that they haven't applied for this use. Mr. Hoose said that they are going to put up a feed store right on the road. Supervisor LaGrange said that that's something that they are thinking they want to possibly do. Mr. Hoose said that with all this land we have around here, why do we have to stick everything right on the road? Supervisor LaGrange said that that's a Planning Board decision.

Francis Desmarais said that if the change is made, it's an open invitation as far as he can see. You can eliminate everything just by leaving the code the way it is.

Supervisor LaGrange said that this is the point of tonight. The point is that we don't have this definition, and we are exploring if we want to put it in. If it's a rural/commercial/agricultural-supporting business, do we want that in the Town of New Scotland? That's all we are entertaining tonight. This is not a site plan review of Mr. Guyette's property or anyone else.

Francis Desmarais said that the change came in as a possibility. Supervisor LaGrange said as is the case with almost every change we do to the code. It's brought to light by something, negative or positive.

Katherine Cultrara asked when this will be voted on.

Supervisor LaGrange said that it went to our Planning Board and ZBA. They both came back with positive recommendations for this definition. We also sent it to the Albany County Planning Board, and they have a meeting on May 19th. We have to see what they think. Then we can act on it. The earliest will probably be at our June 8th meeting.

Katherine Cultrara said that she has not heard one person in favor of this, so she thinks the Board should vote no.

Supervisor LaGrange said that usually the people who would have a negative opinion would be the ones who would come out. Whether they come out for being a little misinformed, that's another thing. This, again, is about a definition, not about a site plan.

Katherine Cultrara said that she thinks everyone understands that, and she thinks they still feel no.

Sharon Boehlke said that she didn't like the way the words "that they have been misinformed" were being used. She is the one who informed them. She had the minutes of that Board meeting. She didn't inform them of anything that wasn't said. She didn't tell them anything else, so Supervisor LaGrange shouldn't use the words "they've been misinformed." Supervisor LaGrange said that they were led to believe that there was going to be something on New Scotland South. Sharon Boehlke replied that they were lead to believe that there was going to be a zoning change that could possibly lead to this.

Nancy Conway said that last week at the Planning Board meeting they were still trying to nail down the specifics of the zoning change. Some people felt it should be smaller, 3 acres, and some people said 7. What did it end up being?

Supervisor LaGrange said that they hadn't

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gotten any more responses from the Planning Board. Actually Mr. Hart was going to put together a synopsis of a map to show us the affected parcels that this could include. Supervisor LaGrange said that he wasn't in a rush to get that from him. It still has to go to Albany County Planning. We will get more information. If we have substantive changes that go into it, we will have to restart everything.

Councilperson Ten Eyck said that everyone seems concerned that something is going to happen, and they are not going to know about it. The Town Board meets on the second Wednesday of the month at 7PM, and the zoning law can't be changed without the Town Board voting. That will occur at one of these meetings. Supervisor LaGrange also reminded everyone of the website.

Councilperson Snyder said that the Board was grateful that these residents came tonight to voice their opinions. She said that she was quiet quite tonight. When this was introduced a month ago, she too had reservations. She understands that it's a definition change, but she understands the genesis of the change, and she understands that there has been a history of concern on that particular parcel. She said that she understands the concerns and the Board understands the concerns. We've talked about them with the applicant. Please know that we recognize the issues, and it sounds probably to some like we are mixing apples and oranges. One is a definition and one is what's actually going on, but in this case there is some relevancy to it.

Supervisor LaGrange said that this might spur us to consider changing the zoning over there. Maybe we need to get rid of the industrial zones so more of this doesn't happen. Maybe we have to address truck traffic. We're trying to do that with the site plan review of Scotland Yards. Restricting the truck traffic is an issue for the Planning Board to consider. Supervisor LaGrange added that he's had people say 50 trucks went into a property on New Scotland South Road a couple of weekends ago. Those are all things that are important. It could to bring it out here. We do appreciate it. This isn't us against you.

Sharon Boehlke said, "When you threaten to close down all the industrial, I take offense to that."

Supervisor LaGrange said, "I threatened nothing."

Adjourn

Supervisor LaGrange made a motion to adjourn, seconded by Councilperson Hennessy. The public hearing adjourned at 7:40 PM.

Diane R. Deschenes, Town Clerk