

Town of New Scotland Planning Board

Minutes

February 6, 2018

Charles Voss, *Chairman*

Planning Board Members:

Thomas Hart, Amy Schallop, Peter Richards, Christine Galvin
Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,
Crystal Peck, *Planning Board Attorney*, Mark Dempf, *Town Engineer (Stantec Engineering)*
Robert Davies(Alt)

Absent: Christine Galvin

No Public Hearings:

Old Business:

- 1) **Site Plan Application # 115:** Application submitted by New Salem Volunteer Fire Department for site plan review to allow for the replacement of their approximately 800 sq. ft. one bay fire house located at 2069 New Scotland Road in order to construct a new 2700 sq. ft. 3 bay fire house allowing for additional apparatus to be stored on site. The site contains approximately 0.86 of an acre, located within the Commercial Zone, and is identified as New Scotland tax parcel id # 84.-1-14. This application is made pursuant to Article V, Section 190-52 of the Zoning Law of the Town Of New Scotland.

The Board has determined that the applicant has submitted all the materials that they have asked for from the applicant.

Mr. Voss moved to schedule a public hearing for March 6, 2018 and Mr. Hart seconded the motion; all in favor; motion so carried.

Vote: 5-0

- 2) **Special Use Permit # 596:** Application submitted by James Olsen for a Special Use Permit to allow for a detached sign with manually changeable message board for the new self-storage facility to be constructed. The parcel is located in the Commercial District of Slingerlands at 1944 New Scotland Road, and is identified as New Scotland tax parcel id # 84.-2-18.10. This application is a Special Use of Article II, Section 190-32 (C) (7) of the Town of New Scotland Zoning Law.

Mr. Olsen is looking for direction from the Board on what would be an acceptable sign. The sign will basically be the same type of sign that is in front of Robinson Hardware store, it will be lower and there will be stone to hide the steel beams. The sign will be illuminated until 10:00 p.m. and then drop down to a glow, because we do have people that may have to come in the middle of the night.

The Board would like to review the Hamlet Plan regarding what the requirements are for signage. The Board would like the applicant to come back with an example of the sign that he is proposing for the site. Applicant agreed to bring an example of a front lit sign with changeable reader sign for the Board to review.

Mr. Voss moved to schedule a public hearing for March 6, 2018 contingent upon receipt of additional information that was discussed this evening by February 20, 2018 and Mr. Richards seconded the motion; all in favor; motion so carried.

Vote: 5-0

- 3) **Special Use Permit # 586:** Application submitted by Hudson Valley Italian Rest. Inc. for a Special Use Permit to allow for an illuminated sign and changeable message board detached from the new restaurant to be constructed. The parcel is located in the Commercial Hamlet District of Feura Bush at 1368 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-54. This application is a Special Use of Article II, Section 190-32 (C)(7) of the Town of New Scotland Zoning Law. Ms. Elliott, representing Track 32, explained that the applicants would like a sign. We have a variance of 44 sq. ft. for the size of our sign and its location where the poles are presently, making it too close to Route 32. We are asking for 48 sq. ft. and we would like to put it in the same spot. We will not use the existing poles. We will do 4x4's out of metal or 6x6's that mimic the pergola that is there. A sign that says Track 32 that will be 2x8 and then a changeable message board underneath that is 4x8. The framing that holds the sign may not be counted so we may not be going to the 48 sq. ft. We are allowed an illuminated internally lit sign. We would like to be able to change the message. The message will say the specials or help wanted. We are not in the hamlet area. We are in the commercial hamlet. I hope you support small business.

The Board asked the applicant to supply the following information by February 20, 2018:

- Look into a dimmable LED lit sign.
- Landscaping design; hanging flower baskets which will be moveable.
- Photometric analysis
- Drawing to scale

Mr. Voss moved to schedule a public hearing for March 6, 2018 and Mr. Hart seconded the motion; all in favor; motion so carried.

Vote: 5-0

New Business:

- 1) **Variance Application # 521:** Application submitted by Hudson Valley Italian Rest. Inc. requesting relief from Article II, Section 190-32 (B-2) of the Town of New Scotland Zoning law to allow for a detached sign for the new restaurant. The applicant is seeking 23 square feet of relief to allow the detached sign to be 48 square feet in area. This would be an increase of 4 square feet from the last variance approval which allowed 44 square feet and to be located in the original location. The proposed sign is located on a lot owned by Hudson Valley Italian Restaurant Inc., is located in the Commercial Hamlet District of Feura Bush at 1368 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-54.

Mr. Voss recommended to send a positive recommendation to the ZBA for application #521 and Mr. Richards seconded the motion; all in favor; motion so carried.

Vote: 5-0

Discussion items:

- 1) **Minutes** for January 2018. Mr. Voss moved to approve with corrections and Mr. Hart seconded the motion; all in favor; motion so carried.
- 2) **Minor Subdivisions** for the month of January 2018

Anything else that may come before the board -Open Discussion (2-minute limit per person)

Adjournment: At 8:35 p.m. Mr. Voss moved to adjourn and Mr. Hart seconded the motion; all in favor; motion so carried.

Respectfully submitted,

Lori Saba