Town of New Scotland Planning Board
Agenda

May 7, 2019

Planning Board Members:

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

Public Hearings: 7:05 P.M.

1) Special Use Permit Application # 608: Application submitted Frank Desorbo for a Special Use Permit to allow for a parcel he owns to be used for "farming activity, personal". The parcel is located within the RA district at 156 Maple Road, contains approx. 2.3 acres, and is identified as New Scotland tax parcel # 73.-4-2. This application is a Special Use of Article II, Section 190-12 (D)(5) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).

2) Site plan Application # 118: Application submitted by Anthony Buscema for a site plan review to allow for a 13.2 KW Ground mounted solar PV system. The site contains approximately 16.4 acres, and is located within the RF Zoning district. The property is located at 20 Countryman Lane and is identified as New Scotland tax parcel id # 93.-1-11. This application is made pursuant to Section II, Part 1 C(6)b of Local law # 5 of 2007.

3) Special Use Permit Application # 609: Application submitted Kim Newell and Eldrid Andres for a Special Use Permit to allow for a parcel they own to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RH district at 44 New Salem South Road, contains approx. 3.5 acres, and is identified as New Scotland tax parcel # 83.-1-25. This application is a Special Use of Article II, Section 190-15 (D)(14) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).

4) Special Use Permit Application #610: Application submitted by NY Capital District Renaissance Festival LLC. To request a Special Use Permit to allow them to hold an event on two parcels owned by Peter Ten Eyck. The parcels are situated within the RA district at 400 Altmont Road, contain 300 +/-acres are identified as New Scotland tax parcels # 71.-2-20.11 and 71.-2-20.12. This application is a Special Use of the Public Assemblage Local Law of the Town of New Scotland.

Old Business:

2) Site Plan Application # 121: Application submitted by Stephen Ray for a site plan review to allow for an 80 panel ground mounted solar PV system. The site contains approximately 87 acres, and is located within the RF Zoning district. The property is located at 109 Price Lane and is identified as New Scotland tax parcel i.d. # 82.-1-11. This application is made pursuant to Section II, Part 1 C (6) b of Local Law #5 of 2007.

New Business:
3) **Site Plan Application # 122**: Application submitted by Stewart’s Corporation for a site plan review to allow for a new 3,696 sqft. store to be constructed as well as a reconfiguration of the gas canopy, parking, and sign on an existing site. The site contains approximately 37,423 sqft, and is located within the CH Zoning district. The property is located at 1360 Indian Fields Rd and is identified as New Scotland tax parcel i.d. # 107.2-2-58. This site plan application is made pursuant to Article V, Section 190-52 of the Zoning Law of the Town of New Scotland.

4) **Variance Application # 532**: Application submitted by Stewart’s Corporation requesting relief from Article II, Section 190-16 (B) of the Town of New Scotland’s Zoning Law to allow for a new building to be constructed within the front and rear setbacks on a parcel. The parcel is located within the “CH” district at 1360 Indian Fields Road. The parcel is owned by the Stewart’s Corporation, is identified as New Scotland Tax parcel id # 107.2-2-58. The “CH” district has a front and rear setback of 30 feet. This request is for 26 feet of front setback relief to allow for the fuel canopy to be located within 4’ of the front property line and for 19’ of rear setback relief to allow for the new store to be located 11 feet from the rear property line. This application also requests 13’ of relief for the sign to be located 2 feet from the front property line.

5) **Request for Modification: Special Use Permit Application # 606**: Application originally submitted and approved for David Moreau to allow a Special Use Permit to for the construction of a single family dwelling on a 3.01 acre parcel owned by him. The new owner, Milt Orietas, is requesting to finalize the original special use request to build a dwelling. The property is located within the Commercial District on Youmans Road as 5 Greylock Lane and is identified as New Scotland tax parcel # 72.-3-41.52. This application is a special use of Article II, Section 190-17 of the town zoning Law.

**Discussion items:**

3) **Minutes** for April 2, 2019
4) **Minutes** for April 17, 2019
3) **Minor Subdivisions** for the month of April 2019

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

**Motion to Adjourn:**

[THIS AGENDA IS SUBJECT TO CHANGE AT ANY TIME]Edited 5/2/2019