Town of New Scotland Planning Board

Agenda

June 5, 2019

Planning Board Members:
Charles Voss, Chairman

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) Site Plan Application #119: Application submitted by Stuart Morrison for a site plan to add a 24’ x 28’ two story addition to an existing commercial building. The addition will be used for increased interior space, add a second means of egress to the second story, and construct an enclosed walkway to the existing storage building. The site is owned by Stuart Morrison, contains approximately 1.0 acre, is located within the Commercial Hamlet District of New Salem at 705 New Salem Road and is identified as New Scotland tax parcel id# 82.-3-21. This application is made pursuant to Article V, Section 190-52 of the Zoning Law of the Town Of New Scotland.

5) Site Plan Application #120: Application submitted on behalf of Chris Frueh for a site plan review to allow for the operation of a “mobile concession vehicle”. The business would be open Monday through Thursday from 6:00 A.M. until 2:00 P.M. and Fridays 6:00 am-5pm. The proposed site is owned by Chris Frueh, is located in the Commercial Hamlet District of Fueru Bush at 1369 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-60. This application is a for a permitted use as per Article II, Section 190-16 (D)(7) of the Town of New Scotland’s Zoning Law.
6) **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.

**Old Business:**

1) **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 # 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.

**New Business:**

1) **Referral: Variance Application # 535**: Application submitted by Lauren and Gorden Blaisdell requesting relief from Article V, Section 190-56 B of the Town of New Scotland’s Zoning Law to allow for a pool to be constructed 10’ from the side property line. The parcel is located within the RA Zoning District at 64 Morningstar Ln. The parcel is owned by the applicants and identified as New Scotland Tax parcel id # 106.4-33. The RA district has a side yard setback of 25’. This request is for 15’ of relief to allow for the pool to be located within 10 of the side property line.

**Discussion items:**

1) *Minutes* for May 7, 2019
2) *Minor Subdivisions* for the month of May 2019
3) *Discussion/Comment*: Draft Planner Resolution
4) *Discussion/Comment*: Proposed Local Law C of 2019 re Solar Collector Facilities on Town Landfill Sites.

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 5/30/2019