Agenda
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
September 24, 2019
7:00 PM

Zoning Board Members:
Jeff Baker, Chairman,
Lance Moore, Steve Crookes, Edie Abrams, Bridget Burke,
Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector
Crystal Peck, Zoning Board Attorney, Garrett Frueh, Town Engineer (Stantec Engineering)

Public Hearing 7:00 pm

1) Continuation: Variance Application # 537: Application submitted by Mohawk Hudson
   Land Conservancy to request relief from Article III, Section 190-32C(5) of the Town of
   New Scotland’s Zoning Law to allow for a sign to be constructed on the front property line of
   the Bennet Hill Preserve. The parcel is located within the RF Zoning District on Bennet Hill
   Rd. The parcel is owned by the applicant and identified as New Scotland Tax parcel id #
   117.2-24. The RF district has a Front yard setback of 25’ for signs. This request is for 25’ of
   relief to allow for the sign to be located along the R.O.W. of Bennet Hill Rd.

New Business:

1) Variance Application # 638: Application Submitted by Tim Danz requesting relief from
   Article II, Section 190-13 (B) of the Town of New Scotland’s Zoning Law to allow for their
   front porch to be widened and expanded within the front setback on a parcel. The parcel is
   located within the “MDR” district at 100 North Main Street. The parcel is owned by the
   applicant, is identified as New Scotland Tax parcel id #61.2-30. The “MDR” district has a
   front setback of 40 feet. This request is for 12 feet of relief to allow for structure to be located
   28 feet from the property line.

2) Variance Application # 639: Application submitted by Andrew and Sara Morse for relief
   identified in Article III, Section 190-30 (C)(2)(d) of the Town of New Scotland Zoning Law
   to be allowed to replace one of the existing dwellings on the property with a new dwelling the
   is more than 25% larger. The parcel is owned by the applicants, lies within the “R2” Zoning
   District at 244 Normanskill Road and is identified as New Scotland Tax parcel id # 62.4-
   13.1. Article III, Section 190-30 (C)(2)(d) of the zoning law requires that any increase of
   more than 25 percent to an pre-existing, non-conforming use on a lot requires that an area
   variance be granted by the Zoning Board of Appeals. This application requests that an 860 s.f.
   dwelling be demolished and the new dwelling proposed is approximately 5,616 s.f.

Regular Meeting:
Discussion/Action minutes of June 25, 2019
Discussion/Action minutes of July 23, 2019
Discussion/Action minutes of August 27, 2019

Motion to adjourn:
Jeff Baker, Chairman

THE NEXT TENATIVELY SCHEDULED MEETING October 22, 2019