Town of New Scotland Planning Board
Agenda

October 1, 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)

No Public Hearings:
New Business:

1) **Adjourned: Site Plan Application # 123**: Application submitted by Nicholas Miller for a site plan review to allow for a 7.2 kW ground mounted solar system to be constructed on his parcel located at 124 Clipp Rd. The site contains approximately 5.28 acres, is located within the RA Zoning district, and is identified as New Scotland tax parcel # 94.-1-47.20. This application is made pursuant to Local Law V of 2017, Section 2-6 B of the Town Of New Scotland.

2) **Referral: Variance Application # 538**: 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.-3-30. 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.

3) **Referral: Variance Application # 539**: 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.

Discussion items:

1) **Minutes** for August 6, 2019
2) **Discussion/Comment**: Proposed Local Law D of 2019 : Historic Preservation Law
3) **Minor Subdivisions** for the month of August & September 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 9/30/2019