

# Town of New Scotland Planning Board

## Agenda

**November 13, 2018**

Charles Voss, *Chairman*

*Planning Board Members:*

Robert Davies (Alt), 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)*

### **Public Hearings: 7 P.M.**

- 1) Special Use Permit Application #600:** application request submitted by Stephanie Magee Muha to be allowed to construct and operate a public boarding and riding stable. The application consists of a 70 x 136 building that includes 11 horse stalls and a 70 x 100 foot indoor riding arena which would allow limited training and lessons. This project recently received an area variance with conditions to allow for up to 15 horses. The parcel is owned by the applicant, consisting of 11.03 acres, is situated within the RA District at 82 Clipp Rd, and is identified as New Scotland tax parcel #94.-1-47.14 This application is a Special Use of Article II, Section 190-12 (D)(6) of the Town of New Scotland Zoning Law.
- 2) Special Use Permit Application # 601:** Application submitted by U.S. Solar to allow for a 1.875-megawatt Ground mounted large scale solar system. The total acreage of the site will contain approximately 18.5 acres between the two lots, and is located within the R2 Zone. The site is owned by Donald Baker and Martha Oden, to be leased to U.S. Solar Corp, located at 331 New Scotland South Road, and is identified as New Scotland tax parcel id #84.-1-40.11 and 84.-1-38. This application is made pursuant to Large Scale Solar listed as a Special Use in the R2 Zoning District as per Local Law V of 2017 and Article V, Section 57A of the Town Of New Scotland Code.

### **Old Business:**

- 1) Special Use Permit Application # 604:** Application submitted Rose & Robin Tell-Drake for a Special Use Permit to allow for a parcel owned by Dale Caron to be used for "Agricultural uses, less than 7 acres". The parcel is located within the RA district at 9 Game Farm Road, contains approx. 1.3 acres, and is identified as New Scotland tax parcel # 95.-3-61.10. 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).

### **New Business:**

- 1) 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.

- 2) **Major Subdivision Final Plat Application # 624:** This application purchased by Maxim Real Estate LLC to divide the land into four parcels received preliminary plat approval May 1, 2018. The project received water and sewer approvals from Town Board October 10, 2018 in order to apply for final plat subdivision approval. The parcel identified as tax id # 84.-2-55.20 consists of 11.8+/- acres and is located within the MDR Zoning District at 22 Toby Lane. The scope of this subdivision is defined in Article II, section 164-6 and is subject to the major subdivision review procedures as described and made pursuant to Article III, Section 164-19 of the subdivision law.
- 3) **Special Use Permit Application # 605:** Application submitted by Ann Neander for a Special Use Permit to allow for a parcel owned by Catherine Donato to be used for "Farming activity personal". The parcel is located within the R2 Zoning district at 64 Normanskill Road, contains approx. 1 acre, and is identified as New Scotland tax parcel 83.-1-54. This application is a Special Use of Article II, Section 190-14 (D)(10) of the Town of New Scotland Zoning Law and local law #2 of 2016, Section 3e(3).
- 4) **Major Subdivision Sketch Plat Application # 638:** Application submitted by Prime Companies for a 22 lot residential subdivision containing 87.5 +/- acres. The proposed subdivision is located on Krumkill Road, is identified as New Scotland tax parcel #63.-4-9.2, and is located within the MDR zoning district. This application is made pursuant to Article III, Section 164-18 of the subdivision law.

**Discussion items:**

- 1) **Comment/Discussion:** Planner escrow procedures during November 1 meeting.
- 2) **Minutes** for October 2, 2018
- 3) **Minor Subdivisions** for the month of October 2018

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

**Adjournment:**

[THIS AGENDA IS SUBJECT TO CHANGE AT ANY TIME]Edited 11/05/2018