

# Town of New Scotland Planning Board

## Minutes

January 7, 2020

7:00 PM

Planning Board Members:

Charles Voss, *Chairman*

Daniel Byrnes, 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:

**1) Special Use Permit Application # 611:** Application submitted Eric Stern & Cecilia Stern-Frisenfelds for a Special Use Permit to allow for a parcel she owns to be used for "Farming Activity, Personal". The parcel is located within the MDR district at 640 Krumkill Road, contains approx. 2.8 acres, and is identified as New Scotland tax parcel # 63.-4-11.13. The request is to allow for a coop with up to ten chickens to be allowed on site. This application is a Special Use Application of Article II, Section 190-13 (D)(17) of the Town of New Scotland Zoning Law.

Ms. Cecilia Stern-Frisenfelds explained that they plan to have ten chickens, no roosters, the chickens will be kept in a pre-fabricated coop within a fence area and not near the well area. The chickens will not be free ranged.

Albany County response was to be deferred to local.

Mr. Voss read a letter into record from a neighbor Mr. and Mrs. Hogan in favor of this application.

Mr. Voss opened the meeting to the public.

No public comments.

Mr. Voss moved to close the public hearing and Ms. Galvin seconded the motion; all in favor; motion so carried

Vote: 5-0

Mr. Voss moved to approve special use permit application #611 with the following conditions:

- The applicant is permitted to have 10 chickens.
- No roosters are permitted.
- All waste from the chickens will either be taken off site or composted on site.
- Feed is to be kept in a metal container with a lid.
- Chickens are to be kept in a penned in area as depicted on the map that was included with the application submitted on November 25, 2019.

Mr. Richards seconded the motion; all in favor; motion so carried.

Vote: 5-0

### Old Business:

- 1) Subdivision Application # 495:** Application submitted by Corey Lewandowski to request a modification to the storm water design incorporated into the Le Vie Farm Subdivision approval. The project is owned by Charlew Builders, consists of 22.4 acres, located within the RA district at Eagle Court and Par View.

The applicant was not in attendance.

Mr. Voss moved to table this application until February 4, 2020 meeting and Ms. Galvin seconded the motion; all in favor; motion so carried.

Vote: 5-0

- 2) Site Plan Application # 124:** Application submitted by Nicholis Costa for a site plan review to allow an existing structure to be renovated into a six unit residential apartment building. The parcel is owned by Danz Development LLC, contains approximately 8.9+/- acres, located within the HDE zoning district at 1903 New Scotland Road, and is identified as New Scotland Tax Parcel # 73.-4-13. This application is made pursuant to Article V, Section 190-52, subsection (A)(2)(h).

Mr. Tony Mantello, Advanced Engineering, explained the renovations for the proposed three story apartment building. There will be two units per floor; three floors in the building. Part of the building has been removed since the last meeting. In the rear will be a picnic area with a grill for the tenants. We have added some landscaping to the rear and to the front of the building. All the windows will be replaced.

Mr. Voss explained to the applicant that the new code is requiring for commercial operations parking in the rear. I know you have a lot of space back there with the whole addition gone to have the parking in the back. The Board would prefer to have the parking in the back.

Mr. Sidster, VA Construction, they would look at that, and there may be temporary parking in the front until the construction gets completed. It is an economic issue right now for the owner.

Mr. Voss: Would like the applicant to look at the aesthetics of the building, it's an existing structure and it's hard to change, the lighting renderings are great. I appreciate those. Glazing on the windows certainly changes the look a little bit. Is there anything else we can do to soft the look of the building?

Ms. Galvin: We did talk about whether there was anything that could be done on the roof, some type of architectural enhancement on the roof of the building to soften the blocking look of it. That's what we talked about it last time.

Mr. Lee Sidster, we fully understand but it is a difficult building to do that with. We will address the parking more readily than this. The color of the building can't be changed. The masonry is in great shape.

Mr. Byrnes: Asked the applicant about sidewalks on that side of the road.

Mr. Sidster: Right now it would be a sidewalk to nowhere. We have not considered sidewalks. We will have 13 parking spots in front right now. The code requirement is nine parking spots. We will change the parking to the back and add landscaping in the front of the building; we will update our rendering.

Mr. Voss moved to schedule a public hearing for February 4, 2020 and the updates to the plan should be submitted two weeks prior to the February meeting; Ms. Galvin seconded the motion; all in favor; motion so carried.

Vote: 5-0

**Discussion items:**

- 1) **Minutes** for December 3, 2019; Mr. Voss moved to approve the December 3, 2019 minutes and Mr. Richards seconded the motion; Ms. Galvin and Mr. Byrnes abstained; all other in favor; motion so carried.

Vote: 3-2

- 2) **Minor Subdivisions** for the month of December 2019.
  - a. Lot line adjustment of the land of Lawyer. Put two acre from a vacant piece onto a parcel that has improvements.
  - b. The lands of Shied after the variance were approved on Swift Road.

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

Ms. Edie Abrams: How much do they anticipate these apartments to be rented for?

Ms. Peck: \$800 to \$1100.

Ms. Abrams: That seems like a lot of money, so we aren't talking affordable as usual. When people come here and they complain that New Scotland is not affordable. We are talking about those people.

Ms. Galvin: Those prices are normal and I've looked around and those are normal prices for an apartment. Unless we get subsidized housing from some government entity you are not going to get really inexpensive housing. There are a lot of people that don't want government subsidized housing in their back yard.

Mr. Davies: Not newly renovated places. That is the going rate. It cost money to renovate.

Ms. Abrams: Also, do you anticipate the front of this building, which I guess is in the back, will eventually have access to the rail trail or whatever else may be built. We all want this to be interconnected or would they have access from the back to Stonewell or to the Kay development? People can just take their bikes or whatever is developed there you know.

Mr. Voss: They are landlocked at the moment.

Ms. Abrams: We need to keep that in mind that we want that interconnected.

Mr. Davies: Does that need to be discussed in the approval documents?

Ms. Peck: Yes if you want to do that.

Ms. Abrams: I would like to remind the Board we did get an agreement with Stewarts that when we wanted sidewalks they would provide sidewalks and that is something that perhaps, unless you want sidewalks only on one side of the road. That is also something you could put in for the future thing that they may have to do.

Ms. Peck: Discuss potential easement with this application, so right now you wouldn't have a sidewalk going to nowhere, but you have the easement available if there is going to be sidewalks going in later. It is something that could be considered as well.

**Motion to Adjourn:** At 7:47 p.m. Mr. Voss moved to adjourn and Ms. Galvin seconded the motion; all in favor; motion so carried.

**Respectfully submitted,**

**Lori Saba**