TOWN OF NEW SCOTLAND PLANNING BOARD
MINUTES
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 Road. 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.

Mr. Voss moved to recommend a positive recommendation to the ZBA; with a note that the applicant completed the EIF form with Mr. Cramer; Mr. Hart seconded the motion; all in favor; motion so carried.

Vote: 5-0

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 i.d. # 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.

Mr. Voss moved to recommend a positive recommendation to the ZBA; with a note that the applicant completed the EIF form with Mr. Cramer; Mr. Hart seconded the motion; all in favor; motion so carried.

3) Referral: 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 that 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 i.d. # 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 a 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 sq. ft. dwelling be demolished and the new dwelling proposed is approximately 5,616 square feet.

Mr. Voss moved to recommend a positive recommendation to the ZBA and Ms. Schallop seconded the motion; all in favor; motion so carried.

Vote: 5-0

**Discussion Items:**

1) Minutes for August 6, 2019: Mr. Voss moved to approve the August 6, 2019 minutes and Mr. Hart seconded the motion; Mr. Richards in favor; Ms. Schallop and Ms. Galvin abstained.

Vote: 3-2

2) Discussion/Comments: Proposed Local Law D of 2019: Historic Preservation Law

Mr. Voss confirmed that the Planning Board is in favor of the proposed Local Law D of 2019.

3) Minor Subdivision for the month of August and September 2019
   a. Five subdivision applications from August and September.
   b. Some lot line adjustments.
   c. Three lot subdivision on Delaware Turnpike of the lands of Slingerlands.
   d. Three lot subdivision on Krumkill Road of the lands of Mahoney.
   e. Recertified a map for the lands of Praga and Onesquethaw Creek.
   f. Lot line adjustment of the lands of Sherman and Praga and Onesquethaw Creek.
   g. Minor subdivision on the lands of Mulhourne on Onesquethaw Creek that was a two lot merger and then split into three.

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

**Motion to Adjourn:** At 7:46 p.m. Mr. Voss moved to adjourn and Ms. Galvin seconded the motion; all in favor; motion so carried.

Vote: 5-0

Respectfully submitted,

Lori Saba