



# TOWN OF NEW SCOTLAND

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**January 4, 2022**

**Planning Board Members:**

Jeff Baker (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)*  
Veronica Soeller, *Town Planner*

Notice is hereby given that the Planning Board of Town of New Scotland, New York will hold a special meeting on the following:

The Planning Board for the Town of New Scotland will hold a special planning board meeting via Zoom Meetings on Tuesday, January 4, 2022 at 6PM. **Due to health and safety concerns related to COVID-19 in person attendance will not be permitted. We are working diligently with our current limited staffing to start uploading applications to the Town's website prior to the meeting to give the public the ability to see the applications and supporting documentation and would encourage anyone who would like to comment on an application that has a public hearing scheduled for the upcoming meeting should email those comments to the Building Inspector at [jcramer@townofnewscotland.com](mailto:jcramer@townofnewscotland.com) by noon of the meeting day.** In accordance with the Governor's revisions to the State Public Meetings Law, the meeting will take place remotely via Zoom. All written comments will be collected, submitted to the Board for review, and be read into the minutes of the following meeting prior to a decision on the application. During this time, all Planning Board meetings will be recorded and a transcript of the meeting will be made available at a later date. Members of the public can connect via telephone or video conferencing to the meeting at:

Topic: New Scotland Town Board Meeting

Time: Jan 4, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87398139507>

Meeting ID: 873 9813 9507

One tap mobile

+16465588656,,87398139507# US (New York)

Dial by your location  
+1 646 558 8656 US (New York)

**Public Hearings. Meeting will start at 6 P.M.:**

- 1) **Special Use Permit Application #623:** Application submitted by Casey A. Danton for Glenhafan Farm, Glenda Armstrong, owner, for a special use to allow for a 40' by 60' extension off the back side of a building that currently stands 60' wide by 80' long. Pre-existing building sits 77' from the road. Finished building would be 60' by 120'. Situated within the RA District at 344 Bullock Rd, and is identified as New Scotland tax parcel #94.-1-31. This application is a Special Use of Article II, Section 190-12 (D)(6) of the Town of New Scotland Zoning Law.

**New Business:**

- 1) **Subdivision Application # 495:** Application submitted by Corey Lewandowski to request a modification to the stormwater design incorporated into the Le Vie Farm Subdivision approval. The project is owned by Charlew Builders, consists of 22.4 acres, is located within the RA district at Eagle Court and Par View.
- 2) **Modification request: Major Subdivision Application # 624:** Application submitted by Maxim Real Estate LLC to request a modification of the final plat approval for a 4 lot subdivision granted August 6, 2019. This modification request is to ask to eliminate some conditions of the approval for lot 3 which is still owned by Maxim Real Estate. This lot is identified as tax id # 84.-2-55.204 consists of 3.54 acres and is located within the MDR Zoning District on Toby Lane.

**Old Business:**

- 1) **Site Plan Application # 111:** Application submitted by Tommell Livestock LLC for a site plan review to allow for a 60' x 60' accessory structure to be used as a Public Garage. The proposed site is owned by the applicant, is located in the RA zoning district at 173 North Road, and is identified as New Scotland Tax Parcel # 105.-3-6.10. This application is a for a permitted use as granted by the Town of New Scotland's Zoning Board of Appeals and is made pursuant to Article V, Section 190-52 of the Zoning Law for the Town Of New Scotland.
- 2) **Site Plan Application # 130:** Application submitted by JL Development for a site plan review to allow for access roadway and accessory structures associated with a large scale ground mounted solar PV system to be installed on a portion of the site that is located within the Town of Guilderland. The site contains approximately 87+/- acres with 28.6 acres within the Town of New Scotland is located within the MDR zoning district on Krumkill Rd., and is identified as New Scotland tax parcel id # 63.-4-9.2. This application is permitted as a site plan per Article II, Section V, Section 190-58 (H) of the Town of New Scotland Zoning Law.
- 3) **Site Plan Application # 134:** Application submitted to request site plan approval to construct a new technology-based business in the Vista Technology Park. The property is located within the MEDD zoning district located at 125 Vista Blvd and is identified as New Scotland Tax Parcel #72.-4-27. This application is a Site Plan as per Article V. Section 190-52 of the town zoning law.

- 4) **Minor Subdivision Application 691:** Application submitted to request a two lot subdivision approval to allow for a lot to construct a new technology-based business in the Vista Technology Park. The property is located within the MEDD zoning district located at 125 Vista Blvd and is identified as New Scotland Tax Parcel #72.-4-27. This application is to be subdivided 129+/- acres into a 31 acre and 74+/- acre parcel within the Town of New Scotland.

**Discussion topics:**

- 1) **Discussion/Comment** Hamlet Zoning Update review
- 2) **Minutes** for December 7, 2021
- 3) **Minutes** for December 28, 2021
- 4) **Minor Subdivisions** for the month of December 2021

**Jeff Baker**

Chairman, Planning Board

Jeremy Cramer

439-9153