

PLANNING BOARD

Town of New Scotland
Slingerlands, N.Y. 12159

SPECIAL USE PERMIT APPLICATION

Application Date: 7/19/2020

Submittal Fee Due With Application \$75.00

Parcel Location: Indian Fields Rd. New Scotland NY 12159

Tax Parcel Id.# 118 - 3 - 38.4 # - -

Owner: Colleen Rosenblatt & Paul Rosenblatt Jr

Address: 38 Bushnell Ave
Captkill NY 12414

Owner Phone #: () - -

Owner(s) Signature of Consent:

Applicant/Agent: (Complete if not the owner)

Name: Kristin Gunderson Penno & Ryan Penno

Address: 63 Turner Rd
Burne NY 12023

Phone #: (518) 225-5394

Interest in Property: Purchasers

Dept/Use	
SP/Use#:	_____
Zng. Dst.:	_____
Article:	_____
Section:	_____
Date/Purpose	
Submt/Dt:	___/___/___
Fee Amt:	\$ _____
Fee/Pd:	___/___/___
PB/Dt(s):	___/___/___
	___/___/___
	___/___/___

SPECIAL USE PERMIT TO ALLOW FOR:

Construction of equine veterinary hospital and small animal holistic veterinary clinic

Special Use Permit Application

Current Property Owners: Colleen Rosenblatt & Paul Rosenblatt Jr.
38 Bushnell Ave
Catskill, NY 12414

Applicants (Purchasers): Whirlwind Holding Company
Kristin & Christopher Ryan Penno
63 Turner Rd
Berne, NY 12023

Property Address: Lower Copeland Hill Road, New Scotland NY 12159

Tax Map ID#: 118.-3-38.4

Proposed Project: Construction of an equine veterinary hospital and small animal holistic veterinary clinic.

Zoning Districts: **Residential Forestry** (Animal Hospital/Clinic allowed by Special Use Permit under Zoning Code 190-11D.(10))

Residential Agricultural (Animal Hospital/Clinic allowed by Special Use Permit under Zoning Code 190-12D.(12))

Project Details: The land is currently vacant. The buildings will be constructed on Tax Map ID# 118.-3-38.4, an 8.75 acre parcel. A well exists on the property.

The proposed main building is a wood frame and steel structure measuring approximately 62' x 160'. Interior design consists of a small animal clinic area and an equine clinic/hospital area.

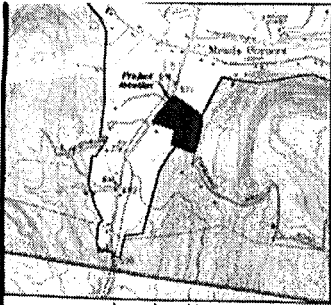
- Small animal portion – Alternative Veterinary Therapies:
 - Reception/lobby
 - 7 examination rooms
 - Physical rehabilitation room
 - Office space
 - Handicapped-accessible rest room, staff rest room/laundry
 - Storage space
- Equine portion – Equine Clinic at Oakencroft
 - Reception/lobby
 - Office space
 - Laboratory
 - Equipment storage
 - Equine examination area
 - 4 stall equine hospital

Alternative Veterinary Therapies has 4 full time and 5 part-time employees and sees an average of 15-20 clients per day. The Equine Clinic at Oakencroft (ECO) has approximately 20 employees. As a primarily ambulatory practice, ECO sees an average of 4 clients at the clinic facility per week.

The proposed secondary building is a garage structure for tractor, equipment, hay and bedding storage.

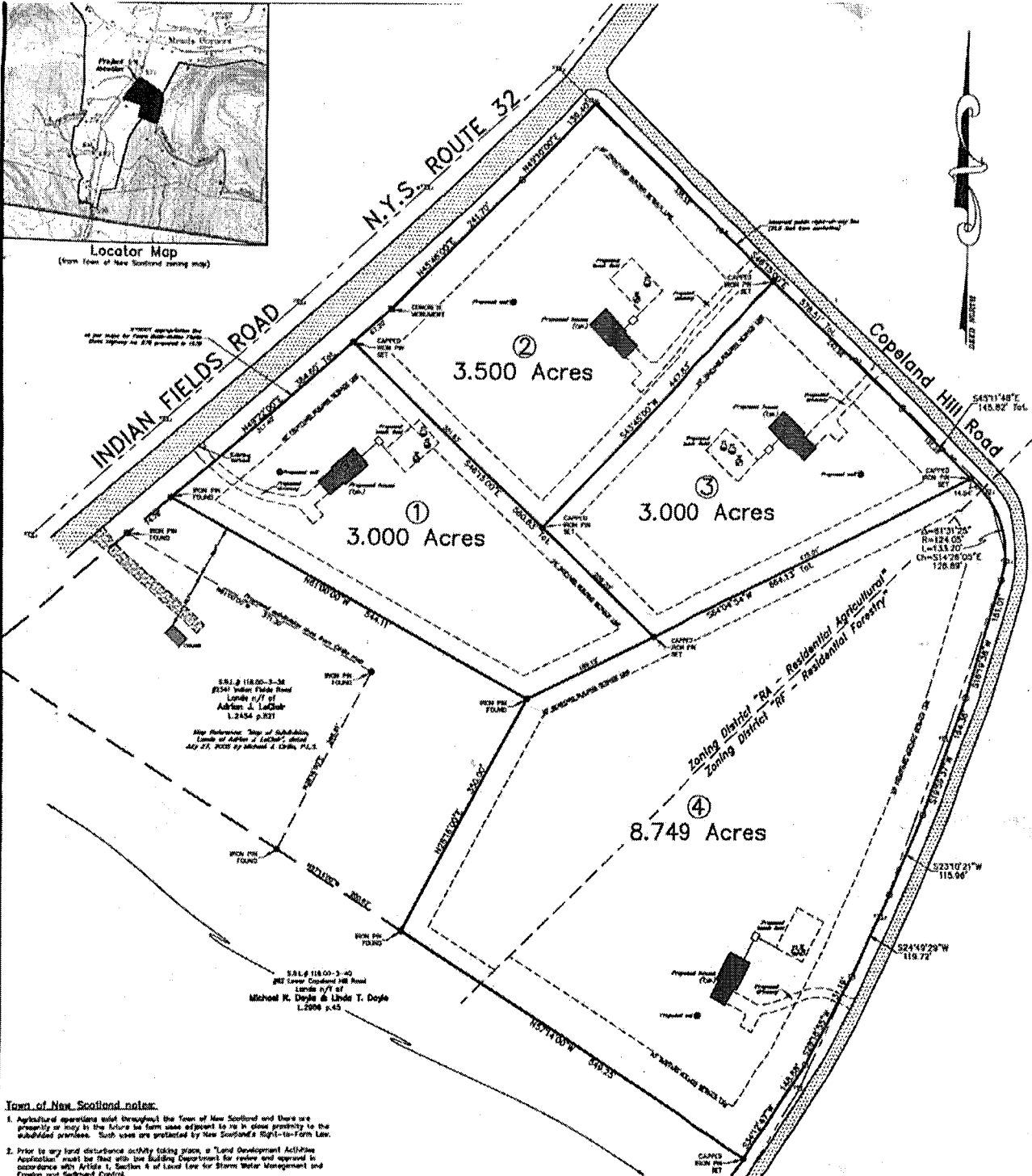
A proposed paved driveway enters from and exits onto Lower Copeland Hill Road. Parking will be provided at the small animal end and along one side of the building for clients with handicapped spaces as per Town Code. Parking will be provided for staff along the back of the building and for horse trailers near the garage.

An engineered septic system will be designed by Frank Engineering, PLLC and installed as directed. A stormwater management plan will be designed by Wayne LaChapelle and Frank Engineering, PLLC and implemented as directed.



Locator Map
(from Town of New Scotland zoning map)

PROPERTY boundaries are shown in gray lines on this map. All other lines are shown in black.



- Town of New Scotland notes:**
1. Agricultural operations shall throughout the Town of New Scotland and there are presently or may in the future be farm uses adjacent to or in close proximity to the subdivided premises. Such uses are protected by New Scotland's Right-to-Farm Law.
 2. Prior to any land disturbance activity taking place, a "Land Development Activities Application" must be filed with the Building Department for review and approval in accordance with Article 1, Section 4 of Local Law for Storm Water Management and Erosion and Sediment Control.

Dead Reference:
 Raymond Vadney and Deborah Ramon Roberts to Colleen Rosenblatt and Paul Rosenblatt, Jr., dated June 29, 2015 and recorded by the Albany County Clerk's Office on July 2, 2015 in Liber 3140 of Deeds at page 629.

REV.	DATE	BY	CHK.	DESCRIPTION
2	10/04/17	EAC	ACS	CORNER'S MONUMENTED, SOLI TESTS
1	06/05/17	EAC	ACS	PROPOSED FOUR LOT SUBDIVISION
0	03/21/17	EAC	ACS	ORIGINAL SURVEY DATE

I hereby certify that this subdivision plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of New York.

PAUL A. ROSENBLATT, JR.
 P.E., License No. 00000

Total Area:
 18.249 Acres
 (794,019.84 sq. ft.)

OWNER OF RECORD:
 PAUL A. ROSENBLATT, JR.
 1250 W. 125th St.
 ALBANY, NY 12207

Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice of Land Surveying adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the title insurance company, governmental agency, and lending institution named herein and to the designer of the lending institution. Certifications are not transmittable to subsequent institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7208, Subsection 2 of the N.Y. State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

In addition, only copies from the original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.

SANTO ASSOCIATES
 LAND SURVEYING AND ENGINEERING, P.C.

1 BARNETT ROAD - SUITE 100
 ELSTON PARK, NY 12081
 PHONE (518) 582-8001 FAX (518) 582-8002

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SURVEY MAP SHOWING PROPOSED SUBDIVISION OF LANDS OF
COLLEEN ROSENBLATT &
PAUL ROSENBLATT, JR.
 ON INDIAN FIELDS ROAD, PELHAM HILLS, NY 12067
 S.A.S. 116.00-3-40

DRAWN BY: EAC	TOWN OF NEW SCOTLAND	SCALE: 1" = 80'
CHECKED BY: ACS	COUNTY OF ALBANY	DATE: 06/05/17
DATE: 02/21/17	STATE OF NEW YORK	BOOK: 3140
		PAGE: 2

