

**Town of New Scotland  
Zoning Board of Appeals  
Agenda  
August 25, 2020  
7:00 PM**

Zoning Board Members:

Jeff Baker, *Chairman*,

Lance Moore, Dean Sommer, Edie Abrams, Erin Flynn Casey

Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector

Crystal Peck, Zoning Board Attorney, Garrett Frueh, Town Engineer (Stantec Engineering)

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**Zoning Board of Appeals Meeting  
COVID Update**

The Zoning Board of Appeals for the Town of New Scotland will hold a regularly scheduled meeting on August 25, 2020 at 7PM. 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 Governors Executive Order 202.1 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 Zoning 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: Town of New Scotland ZBA Meeting

Time: Aug 25, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84098464153?pwd=OWpoWFZnNXNaSERxd05ac25DYU1DZz09>

Meeting ID: 840 9846 4153

Passcode: 165941

One tap mobile

+16465588656,,84098464153#,,,,,0#,,165941# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://us02web.zoom.us/u/kbrbclxF4K>

## **Public Hearing 7p.m.**

- 1) **Variance Application # 545:** Application submitted by Jeremy Manning to appeal a determination made by the building inspector. Mr. Manning represents Ann Neader and Catherine Donato who have applied for a special use permit application to allow for Farming Activity Personal to be allowed on their parcel. While the farming activities listed in the application to allow for chickens and a vegetable and flower stand are permitted under a special use permit, the use of the property for the processing and the sale of firewood does not fall within the defined use of farming activity personal. After reviewing additionally submitted materials, it was determined that insufficient evidence was presented to support a finding that chickens, a vegetable/flower stand and processing of firewood from off-site sources have been a continuous and an uninterrupted use on this parcel since the zoning classifications was last updated. The applicants are appealing that determination and claim that all of those uses constitute a legal non-conforming use and neither a special use permit nor a variance are required. Ann Neader and Catherine Donato live at the parcel located at 64 Normanskill Rd. and is identified as New Scotland Tax Parcel Id # 62.-3-12.10.

## **Old Business:**

- 1) **Variance Application # 544:** Application submitted by PV Engineers P.C. to appeal a determination by the building inspector. PV Engineers have proposed for a large scale solar project on a parcel that contains prime soils. Siting considerations identified in Part 2 G, Section 4.xiii of our Solar law prohibits large scale solar facilities on any site that is prime farmland or which contains prime soils. The proposed solar project is located on a parcel owned by Steven Burke, is located in the RA Zoning District On Altamont Road, and is identified as New Scotland tax parcels id # 72.-1-65.
- 2) **Variance Application # 530:** Application submitted by Tommell Livestock LLC to allow for the use of the parcel as a commercial public garage which is not a current allowed use for the parcel. The application is a request to “renew” a use variance previously granted for this parcel to allow for the operation and use as a public garage. The parcel is located in the RA district at 173 North Rd. and is identified as tax parcel # 105.-3-6.10.

## **Regular Meeting:**

Discussion/Action minutes of July 28, 2020

**Motion to adjourn:**  
**Jeff Baker, Chairman**

**THE NEXT TENTIVELY SCHEDULED MEETING IS September 22, 2020**