



# TOWN OF NEW SCOTLAND

Jeremy Cramer  
Building Inspector  
2029 New Scotland Road  
Slingerlands, N.Y. 12159  
Phone: (518) 439-9153  
Fax: (518) 439-1215

[www.townofnewscotland.com](http://www.townofnewscotland.com)

Town Hall 2029 New Scotland Road - Phone (518) 439-4865 - Fax (518) 478-0217 - TDD 1-800 662-1220

---

## TOWN OF NEW SCOTLAND

### Planning Board Meeting

COVID Update  
September 1, 2020

The Planning Board for the Town of New Scotland will hold a planning board meeting on September 1, 2020 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 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 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: Town of New Scotland Planning Board Meeting  
Time: Sep 1, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86558554272?pwd=bTdoUFMzY2wrdkNIQ3JRUIldzcDIHUT09>

Meeting ID: 865 5855 4272

Passcode: 096822

One tap mobile

+16465588656,,86558554272#,,,,,0#,,096822# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 865 5855 4272

Passcode: 096822

Find your local number: <https://us02web.zoom.us/j/86558554272>

# Town of New Scotland Planning Board

## Agenda

September 1, 2020

6:00 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)*

### No Public Hearings.

1) **Minor Subdivision Application # 668:** Application submitted by Douglas Goldman who lives at 4 Old English Road to request a lot line adjustment of approximately 0.5 acres with an adjacent parcel owned by Maxim Estate Investments located at 22 Toby Lane. The parcel owned by Goldman is located within the MDR Zone, identified as New Scotland Tax Id # 84.11.-1-40, and consists of approximately 1.6 acres. The parcel owned by Maxim is also located within the MDR Zoning District, identified as New Scotland Tax Id # 84.-2-55.201, and consists of 3.8 +/- acres. This minor subdivision request is to allow additional area on the Goldman Parcel to allow for a pool to be installed. Since the Maxim Parcel was recently approved for a major subdivision application, this application for a lot line adjustment will require planning board approval. The scope of this subdivision is defined in Article II, section 164-13 of the Town of New Scotland Subdivision Law.

### New Business:

- 1) **Discussion/Action Building Permit Renewal Request:** Request of Gerard Ziehm to allow for the Building Inspector to renew building permit # 17-3981 for a third time. The original permit, for the construction of a 32' x 40' attached residential garage at 4 Indian Ledge Road, was written on 7/03/2017 and has been renewed twice by the Building Inspector. This application is made pursuant to Chapter 190, Section 190-82 (C)(1)(2) of the Zoning Law.
- 2) **Major Subdivision Application # 624:** Application submitted by John Romeo to request a modification of preliminary plat approval #624 condition #20 which states There shall be no further subdivision of any land comprising of lots 1,2,3,and 4. This approval was granted June 5, 2018. The original parcel was identified as tax id # 84.-2-55.20, owned by Maxim Real Estate LLC, consisted of 11.8+/- acres and is located within the MDR Zoning District at 22 Toby Lane. The scope of this subdivision modification is defined in Article VII, section 164-54.

### Old Business:

1) **Request for Modification of Special Use Permit Application # 606 Approvals:** Application originally submitted and approved for Milt Orietas to allow a Special Use Permit to for the construction of a single family dwelling on a 3.01 acre parcel originally owned by Dave Moreau is requesting to extend the original special use approval that was granted June 5, 2019 to build a dwelling. The property is located within the Commercial District on Youmans Road as 5 Greylock Lane and is identified as New Scotland tax parcel # 72.-3-41.52. This application is a special use of Article II, Section 190-17 of the town zoning Law.

- 1) **Special Use Permit # 615:** Application submitted by Kristen and Christopher Ryan Penno requesting special use permit approval to allow for a parcel of land to be used for an equine veterinary hospital and small animal holistic veterinary clinic. The parcel of land consists of 8.75+/- acres, currently owned by Colleen and Paul Rosenblatt Jr, located on Lower Copeland Hill Rd, and is identified and New Scotland Tax Id # 118.-3-38.4. This application is a Special Use of Article II, Section 190-12 (D)(12) and Article II, Section 190-11(D)(10) of the Town of New Scotland Zoning Law.

**Discussion topics:**

- 1) Minutes for August 4, 2020
- 2) Minutes for August 18, 2018
- 3) **Minor Subdivisions** for the month of August 2020

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

**Motion to Adjourn:**

[THIS AGENDA IS SUBJECT TO CHANGE AT ANY TIME]Edited 08/25/2020