



TOWN OF NEW SCOTLAND

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TOWN OF NEW SCOTLAND

Planning Board Meeting

COVID Update

October 6, 2020

The Planning Board for the Town of New Scotland will hold a planning board meeting on October 6, 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 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: Oct 6, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88491923717?pwd=eHZORXBkcEwS1dtUStOZkVSSlZmQT09>

Meeting ID: 884 9192 3717

Passcode: 226456

One tap mobile

+16465588656

Town of New Scotland Planning Board

Agenda

October 6, 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 lives at 4 Old English Road is requesting 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) **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) **Referral: Area 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) **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.

Discussion topics:

- 1) Minutes for September 1, 2020
- 3) **Minor Subdivisions** for the month of September 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 09/29/2020