

**Town of New Scotland
Zoning Board of Appeals
Agenda
July 28, 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)

**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 July 28, 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 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: Jul 28, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83823782697>

Meeting ID: 838 2378 2697

One tap mobile

+1646-558-8656

Meeting ID: 838 2378 2697

Find your local number: <https://us02web.zoom.us/j/kW560hnZO>

Public Hearings

- 1) **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.

New 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 # 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 it has been a continuous and an uninterrupted use on this parcel since the zoning classifications was last updated. 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.

Regular Meeting:

Discussion/Action minutes of May 26, 2020

Motion to adjourn:

Jeff Baker, Chairman

THE NEXT TENTIVELY SCHEDULED MEETING IS August 25, 2020