



Town of New Lebanon

Planning Board regular meeting minutes –Unapproved
June 21, 2017

Present: Ray Hermann, Chairman
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Josh Schuster, Planning Board Member

Absent: Michael Blatt, Planning Board Member

Others Present: David Henry, J.J. Johnson-Smith, Cynthia Creech, Lukas Coon,
Conrad Coon, Pat Prendergast, Bill Black, Fred Haley,

Chairman Herman called the regular meeting to order at 7:35 pm

Case No: PB-2017-005 Jo Jo's Dream (19.2-1-88.1)

Agent: Pat Prendergast
Map Date: June 15, 2017
Owner: Conrad Coon

Pat Prendergast updated the Board of the questions that they had from last month. The applicant found the septic in the front lawn not near the storage buildings. Mr. Prendergast also said that he contacted DOT and they will be doing a curb cut and paving. He stated that they sent the plans to DOT and are waiting to hear back from them. The applicant said the site Lighting will be 4 new L.E.D. Lights that shine down. Ms. Brutsch asked the applicant to add a light to the back of the office. If the light exists please put it on the map. Chairman Hermann asked how high the berm was and Mr. Coon stated it was about 3ft. and also if there was any power going to the buildings. The applicant stated that there will be no power to the building. The Applicant also submitted a picture of the color of the building which is blue roofs and red doors. Greg Hanna asked if there were any plans to grow. Lukas Coon stated that right now no plans to grow but hoping that possibly maybe a grocery store or a dollar tree will go in on the other part of the parcel. Greg Hanna also asked how many units can go on the property. Mr. Coon said about 1500 units.

A motion was made by Wes Powell to send the project to county and the Public Hearing was set for July 19, 2017 at 7:30pm. Seconded by Bob Smith, and the vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No.: PB-2017-006 Amlaw Minor Subdivision (20.1-1-8& 20.-1-10)

Proposing a subdivision of land totaling 21.82 acres into two parcels. One for a house at 3.23 acres and the remaining being 19.05 acres.

Map Date: May 10, 2017

Owner: Fred Amlaw
Surveyor: Carl Mayuszek

The Applicant explained that they purchased Ms. Hashers lot in order to provide the required 60 foot road front where a driveway could be installed if and when parcel two is bought. . Chairman Hermann stated that when map is stamped that parcel two would be designated as not perked because of there is no septic on the property. Greg Hanna wanted to know if the lot line went through the shed and the kennel. The applicant stated that there is a small shed but there is no kennel. Chairman Hermann requested that the kennel be taken off the map and to ID the small lots for next meeting.

A motion was made by Wes Powell to accept the Two Lot Subdivision as a preliminary and to set the Public hearing for July 19, 2017 at 7:30 pm. Seconded by Josh Schuster. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No. PB-2017-007 Kolonics Builders (19.-1-52)

Requesting a Minor three lot subdivision.

Surveyor: Fred Haley

Map Date: May 17, 2017

Owner Stephen Kolonics

Chairman Hermann asked if the applicant was going to perk lots two and three. The applicant stated he was not. The Board agreed that the plans were in order. There was nothing more needed for next meeting.

A motion was made by Wes Powell to accept as a preliminary and the Public Hearing was set for July 19, 2017 at 7:30 pm. Seconded by Bob Smith. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Sketch Plan Conference Bill Black (7.-2-19)

Requesting a Sketch plan conference for used vehicles and equipment sales.

The applicant told the Board that the property under contract to purchase is 1615 Route 20. The applicant explained to the Board what he is proposing to do with the property. He wants to use the building just for storage especially during the winter months and also as a used car sales when he has a few to sell. He also told the Board He wanted to sell vehicles or equipment as they arise. The applicant also stated that he has reached out to DOT and is willing to do all the requirements needed which is black top and curbing. He stated that there will be no mechanical work done at the site. It's just for storage. Chairman Hermann asked if the Board had any questions. There were none.

Wes Powell made a motion to accept the project as a preliminary and the Public hearing was set for July 19, 2017 at 7:30 pm. Seconded by Bob Smith. The Vote carried as follows.

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No: PB- 2017-002 Route 43 Auto (18.-1-11) Automotive repairs etc. Map date; 3/27/2017

Request for Site Plan Review to operate used car sales and automotive repairs.

The Applicant failed to appear this month for the third time and the board was not inclined to schedule any further.

Minutes:

Upon review of the May 17, 2017 amended minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Wes Powell. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

The meeting was adjourned by Chairman Hermann at 8:15 pm.

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk