



## Town of New Lebanon

Planning Board regular meeting minutes- unapproved

July 19, 2017

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

Absent: Wes Powell, Planning Board Member  
Josh Schuster, Planning Board Member

Others Present: David Henry, Lukas Coon, Anthony Masciarotte, Patricia Mittnight- Metzger, Conrad Joanne Amlaw, Robert Campagna and William Black

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Chairman Herman called the regular meeting to order at 7:40 pm

**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.

After brief discussion amongst the Board members.

A motion was made by Bob Smith to approve the project as submitted and Elizabeth Brutsch seconded it. The vote carried as follows;

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

**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

Proposing to put up a 3 unit storage unit at 658 State rd. 20.

The board went over the County and CAC recommendations with the applicant such as curbing and paving, the well & septic, and labeling the rental office. Then the Board decided to do then SEQRA part 2.

Upon completion of the SEQRA Part 2 review the Board declared a Negative Declaration on the projection.

A motion was made by Bob Smith to accept the project as submitted and seconded by Greg Hanna. The vote carried as follows:

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

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 submitted new maps with the changes that the Board had asked from previous meeting. The Board decide to then do SEQRA part 2.

Upon Completion of the SEQRA part 2 a motion was made by Elizabeth Brutsch to declare a Negative Declaration on the project. It was seconded by Michael Blatt. The vote carried as follows:

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

A motion was made by Bob Smith to accept the project as submitted and seconded by Elizabeth Brutsch. The vote carried as follows:

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

Upon SEQRA Part 2 review Greg Hanna made a motion to declare the project a Negative Declaration and the motion was seconded by Bob Smith. The vote carried as follows:

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

**NO: PB- 2017-008 Bill Black (7.-2-19)**

Requesting a Preliminary conference for used vehicles and equipment sales.

The Board discussed the project with the applicant. The applicant told the Board that he would do whatever is need by DOT. The applicant also stated that he wanted to put up a privacy fence, that there would be no electric uses and also he would not be using the office. The space is just for storage and selling the equipment and or vehicles as needed.

Bob Smith made a motion to approve the final and the project and Elizabeth Brutsch seconded it. The vote carried as follows:

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

**Minutes:**

Upon review of the minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Elizabeth Brutsch. The vote carried as follows:

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

Chairman Hermann made a motion to adjourn the meeting at 8:13 pm and Bob Smith seconded it. The vote carried as follows:

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

Respectfully submitted,

Lisa Henry  
Planning/Zoning Clerk

