



Town of New Lebanon

Planning Board regular meeting minutes- unapproved

August 16, 2017

Present: Ray Hermann, Chairman
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
Greg Hanna, Planning Board Member

Others Present: David Henry, JJ Johnson Smith, Cissy Hernandez, Jeff Hattat, Andrew Didio

Chairman Herman called the regular meeting to order at 7:30pm

Taconic Engineering, DPC (19.4-1-22)

Plan Conference
Map Date; 8/4/17
Agent Andrew Didio

Proposing a self- storage facility on the subject property located at 14398 State Route 22

The applicant explained the sketch plan for the proposed self-storage buildings to the Board. He stated that they will be either 5 building with 20 units each or 30 units with a total of 150. He wasn't sure what the owner was doing at that point. He also told the Board that He had the elevation certificate to bring up the grade 2 ft.

Chairman Hermann asked if the curb cuts were going to stay the same. The applicant stated he had not contacted DOT yet. He also Sketch stated they he would be doing a full SWIP on the property. The driveway will be all gravel, the main entrance for the facility will be on 22. The applicant stated that they would placing planters around the facility. Chairman Herman asked about fencing and the applicant said there would possibly be a rolling gate. Mr. Blatt asked about an office on the property and signage. The applicant told the board the owner had another facility in Canaan and there is no office on that site so he didn't think there would be one on this site either.

CEO Hernandez asked that the applicant to show the distance from the stream and told the applicant of the sign regulations and that he may have to get a variance for the setback for the stream.

Mr. Smith added that he would like to see a fence put to hide the property adjacent to this one.

The Board asked the applicant to add all the items asked for on the plans for next month's meeting.

Michael Blatt made a motion to accept the sketch plan and Bob Smith seconded it and the vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Absent
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,	Absent
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 7:55 pm and Bob Smith seconded it. The vote carried as follows:

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

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk