



Town of New Lebanon

Planning Board regular meeting minutes- Approved

September 20, 2017

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

Absent:

Others Present: Fred Haley, JJ Johnson Smith, Cissy Hernandez, Andrew Didio, Chris Potter, and Tegan Cook

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

Taconic Engineering, DPC Serge Bervy Jr. (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

Mr. Didio provided the board with the FEMA Elevation Certificate. He stated he went before the ZBA board to request the 57.6 ft. variance and stated that has not been approve yet. Mr. Didio added screening and tree details to the plan. Chairman Hermann asked about a perimeter fence, Mr. Didio stated that a security gate would be going up. Mr. Hanna asked if the wetlands would be disturbed and Mr. Didio said no they wouldn't.

Mr. Smith made a motion to accept the project as a preliminary. Mr. Powell seconded the motion and the vote carried as follows.

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

Upon SEQRA Review Mr. Powell made a motion for a Negative Declaration. It was seconded by Mr. Smith and the vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye

Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

The Board asked that the project be referred to the CAC, also notify the ZBA of the Negative Declaration on the SEQRA.

The Public Hearing is set for October 18, 2017 at 7:30 pm

John Goetz PB 2017-009 Minor Subdivision (19.2-1-81)

Agent: Fred Haley

Map Date:8/25/2017

Proposing a Minor Subdivision/ Lot Line adjustment

Mr. Goetz is giving 1/16 of a hundred acre of land to Mr. Darcy.

Mr. Hanna made a motion to waive the Public Hearing. Mr. Powell seconded the motion and the vote carried as follows:

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

Ms. Brutsch abstained due to family involvement.

Upon SEQRA review Mr. Powell made a motion of a Negative Declaration on the project. Seconded by Mr. Hanna and the vote carried as follows.

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

Stewart's Shops Corp (19.2-1-49&50-19.-1-28.11)

Sketch Plan Conference

Map Date:8/21/2017

Agent: Chuck Marshall

Proposing a New Stewart's Shop

Mr. Potter gave a brief presentation on the proposal. The Board discussed parking with the applicant. The Board told the applicant they will need to go to the ZBA for the free-standing sign they are proposing. The applicant may not be ready for October's meeting due the ZBA and some suggestions from Mr. McCreery.

Mr. Powell made a motion to accept the proposal as a Sketch plan. Mr. Blatt seconded it and the vote carried as follows:

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

Berkshire Thrift Store

Sketch Plan Conference

Proposing to open a thrift store located at 435 Columbia Pike in New Lebanon.

Ms. Cook gave a brief overview of the project. The proposed site is currently zoned as storage.

Mr. Powell motioned to accept the sketch plan and Mr. Smith seconded it. The vote carried as follows:

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

Chairman Hermann motioned for adjournment at 9:15 pm and Mr. Smith seconded it. The vote carried as follows:

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

Respectfully submitted,

Michael Blatt,
lmh
Planning/Zoning Clerk