



## Town of New Lebanon

Planning Board regular meeting minutes- Approved

October 18, 2017

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

Absent: Josh Schuster, Planning Board Member

Others Present: Dave Henry, JJ Johnson Smith, Andrew Didio, Cynthia Creech, and Tegan Cook

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

### **Case No. PB-2017-013 Taconic Engineering, DPC Serge Bervy Jr. (19.4-1-22)**

Plan Conference

Map Date; 8/4/17

Agent Andrew Didio

The Planning Board was presented a copy of the decision document from the Zoning Board of Appeals for the Serge Bervy case. The only request that the Zoning Board had was that the building be well screened so that they could not be seen from the road. Mr. Didio went through the map again for the Planning Board showing the Board the different ways of screening. Mr. Didio said they would be using pine and Norway spruce trees to screen the property. He continued by showing the board the DOT entrance and told the board that the site distance was measured. He also noted that all traffic, shoulder enclosure, curb details and driveways are in full plans.

Chairman Hermann asked if the Members had any questions about the project. No one had any.

**Bob Smith made a motion to accept the site plan as submitted 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,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

### **Case No PB-2017-010 Berkshire Thrift Store Steve Stollman (20.1-1-60.1)**

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

Ms. Cook gave a brief overview of the project. Chairman Hermann asked if the Board had any questions, there were none.

**Bob Smith made a motion to accept the site plan review as submitted it was seconded by Greg Hanna. All in favor. The vote carried as follows:**

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

**Upon SEQRA review Michael Blatt made a motion of a Negative Declaration on the project. Seconded by Bob 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

**Case No. PB – 2017-012 Salls Rd LLC & Rufrano**

Proposing a lot line adjustment to attach a 3.13-acre parcel to a 77.58-acre parcel to create a 80.71 total acre parcel in the towns of Canaan and New Lebanon.

The applicant had already been approved in Canaan for the lot line adjustment, and came to the Planning board for approval of the same.

**Greg Hanna made a motion to waive the Public Hearing and it was seconded by Wes Powell. All in favor. 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

**Wes Powell made a motion to accept the Minor Subdivision and it was seconded by Elizabeth Brutsch. All in favor. 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

**Minutes:**

**Upon review of the 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,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

**Chairman Hermann motioned for adjournment at 8:15 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,

Lisa Henry  
Planning/Zoning Clerk

