



MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF THE TOWN OF NEW LEBANON HELD ON DECEMBER 19, 2018, ON A REQUEST BY NOKOMIS EDUCATION CENTER (8.-2-80, 81 & 82) TO MERGE THREE LOTS AND FOR SITE PLAN REVIEW TO CREATE THE NOKOMIS EDUCATION CENTER (ABUTTING MOUNTAIN ROAD SCHOOL)

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

Absent: None

Others Present: Jeff Hattat, Deputy CEO; Paul McCreary, Town Engineer; Ray Jurkowski; Allen Stack; Anthony Murad; William & Nancy Zimmerman; J. Michael Deegan

CALL TO ORDER:

The public hearing was called to order at 7:34 pm by Chairman Ray Herrmann.

PROOF OF PUBLICATION AND POSTING:

Proof of publication was provided as follows:

**LEGAL NOTICE
PUBLIC HEARING
PLANNING BOARD
TOWN OF NEW LEBANON
COLUMBIA COUNTY**

NOTICE IS HEREBY GIVEN that the Town of New Lebanon Planning Board will be holding a Public Hearing on behalf of Nokomis LLC who is requesting site plan review for the installation and construction of a new educational nature school on their property located on Adams Crossing Road (8.-2-80, 8.-2-81, 8.-2-82).

The Public Hearing will take place on Wednesday, December 19, 2018, at 7:30 P.M. at the New Lebanon Town Hall; 14755 State Route 22 North; New Lebanon, NY. More information is available by contacting the Planning/Zoning Clerk during her normal business hours.

PUBLIC COMMENT:

Ray Jurkowski and Allen Stack appeared on behalf of the Applicant.

Chairman Herrmann asked if there was anyone in the audience who would like to make a comment. Bill Zimmerman said he had two questions for the Applicant. Is the location of the proposed building going to be fairly close to Mountain Road School (Chairman Herrmann confirmed it was), and will the building be a post and beam construction which will be moved in and reassembled.

Chairman Herrmann asked the Applicant to respond. Ray Jurkowski said the building will be post and beam, but it will be new construction. Mr. Zimmerman asked if there was a map he could view, and Chairman Herrmann provided the plans which Mr. Zimmerman then reviewed.

Mrs. Zimmerman asked if soil testing was going to be done on the property. Allen Stack said there would be a soil lab with microscopes in connection with the education center and scientists would be teaching middle school age children and students from other schools who would come for fieldtrips. Mrs. Zimmerman asked if the project would be conducive with Mountain Road School, and Mr. Stack said there will be a two-story building with three downstairs classrooms leased by Mountain Road School.

Mr. Jurkowski produced a rendering of the building, as was requested the previous Planning Board meeting. The building will be blue gray in color with a metal roof. There is an area that looks like a silo but will house a staircase. The total height of the main building is 30'6" to the peak and the silo is 32'.

Mrs. Zimmerman asked if this project will influence neighboring property values, and Mr. Jurkowski said they didn't feel it would make a difference one way or the other. There's already a school next door. It's a commercial building versus a residential building, so he's not sure how that would affect property values. There are three parcels, so part of the application before the Planning Board is the entire tract of land (three parcels) owned by the sponsor Nokomis is going to be combined into one parcel as part of this project. The parcels had been subdivided some time ago. Mrs. Zimmerman asked if the Applicant was planning more buildings on these parcels, and Mr. Jurkowski said they were not.

Chairman Herrmann asked Mr. Zimmerman if he had anything to say upon reviewing the plans, and Mr. Zimmerman said he had no further comments.

Mr. Deegan said he didn't realize this was a public hearing. He said he feels this project will be a wonderful addition to New Lebanon. The fact that the building will be in keeping with the architecture of the area is wonderful.

Mrs. Zimmerman asked if there would be a metal standing seam on the roof and the Applicant confirmed there would be. She asked if there would be a sign per the plans, and Mr. Jurkowski said actually the sign has been removed since at the time the application materials were submitted to the Planning Board, a copy was submitted to

the Town Engineer as well, and in reviewing the code for the residential district, it was discovered that the proposed sign was not in conformance and would require a variance. There are strict limitations as far as the overall signs in residential areas, so the sign has been removed from the site plan. There will be no sign on the project. The proposed sign was so small that it didn't make sense to have a sign. Mr. Jurkowski presented revised drawings with the sign removed.

One of the other comments from the Planning Board was about the screening of the parking area. As a result, some additional plantings were added adjacent to the parking area to provide additional screening from the roadway. Again, those plantings are not in the plans the Planning Board had received (having just been revised based on comments provided by the Town engineer), but are on the revised version which the Applicant brought to this meeting and which he reviewed with the Board.

Mrs. Zimmerman asked when building would commence, and Mr. Jurkowski said they're going to start in the spring and hopefully finish before next winter.

Chairman Herrmann closed the Public Hearing at 7:45 p.m.

Respectfully submitted,

Donna M. Gedeon

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Planning/Zoning Clerk