



Town of New Lebanon

Planning Board regular meeting minutes – approved
November 18, 2015

Present: Ray Herrmann, Planning Board Chairman
Michael Blatt, Planning Board Member
Jerry Grant, Planning Board
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member

Absent: Josh Schuster, Planning Board Member

Others Present: Joanne Amlaw, Deb Gordon

Upon the closing of a public hearing; Chairman Herrmann called the regular meeting of the Town of New Lebanon Planning Board to order at 7:35.

Minutes Review:

Upon review of the October 21, 2015 minutes Bob Smith moved to accept them as submitted. The motion was seconded by Greg Hanna and carried unanimously.

Regular Meeting:

Case No.: PB-2015-009: Amlaw Gravel Pit (TM# 20.1-1-8)

Request for Site Plan Review re Minor adjustment to existing maps for permit term 2015 – 2020 – Latest Map Notes: update for renewal 06.06.15

The Board reviewed the Columbia County Planning Board recommendation indicating that they recommended that the proposed action does not appear to have any significant county-side or intercommunity impacts associated with it. Therefore the Town of New Lebanon Planning Board may take final action of this application with a simple majority vote.

Chairman Herrmann indicated for the record that this proposed action is not a current action. The action had taken place in 2009 wherein records at the DEC and the Town were incomplete. At the time, in 2009, an expansion of a Gravel Mine would have required a Special Permit review process; which the applicant has now retrospectively and successfully completed.

Greg Hanna moved to allow the Town records to reflect that the action taken by Mr. Amlaw in 2009 as depicted on the above noted map is in good standing and that a special use permit be issued reflecting same. The motion was seconded by Michael Blatt and carried on the following vote:

Ray Herrmann	Aye
Michael Blatt	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Josh Schuster	Absent
Bob Smith	Aye

Case No.: PB-2015011: The Phoenix Project of Eastern NY – TM#19.2-1-66

Deb Gordon is requesting Site Plan Approval only on the store (19.2-1-66) however is submitting depictions of the residential abutting lot as well (TM# 19.2-1-67)
Latest Map Notes: Rev. 1 SDS Location 10.21.15

Deb Gordon indicated that both of the above noted properties need adjoining septic and wells. There will be an apartment above the store which will require one of the parking spaces. The plan for the retail

footprint depicts 1,400 sq. ft. with no more than 1,000 sq. ft. devoted to customer use; which would require 21 spaces for which she is in the process of obtaining a variance from the Zoning Board of Appeals in addition to a side setback and front setback variance for the ADA accessible ramp.

Greg Hanna moved to accept the plans as a preliminary site plan and to schedule a public hearing for next month's regularly scheduled meeting [December 16, 2015]. The motion was seconded by Bob Smith and carried on the following vote:

Ray Herrmann	Aye
Michael Blatt	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Josh Schuster	Absent
Bob Smith	Aye

With regard to sending the application for Engineer's review pertaining to the installation of the septic and wells; Chairman Herrmann indicated that he recently became aware that the Planning Board has the authority to choose its own Engineer and he felt that Paul McCreary, who worked with the Planning Board on the Hannaford project, did an excellent job and would like to consider reaching out to him to request his services. Jerry Grant commented that he did not see an issue with it but wondered if his not being a Town resident should be considered. Chairman Herrmann stated that he would prefer someone that does not live in Town as he felt that there would be less of an influence.

Greg Hanna said that they felt that Chairman Herrmann has the most experience on this board and trusted his recommendation.

Bob Smith moved to refer the application to Paul McCreary for engineer review of the installation of the septic and well. Greg Hanna seconded the motion that carried on the following vote:

Ray Herrmann	Aye
Michael Blatt	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Josh Schuster	Absent
Bob Smith	Aye

New Business:

The Board discussed the Site Plan Review process and expressed concern that the sketch plan review process is quite detailed for a pre application meeting. Chairman Herrmann also was concerned that the Site Plan Review procedures does not provide for abutter notification letters be sent and wondered if this was an oversight when they drafted the new ordinance. It was recommended that these issues be brought to the attention of the Town Board.

Adjournment:

Chairman Herrmann declared the meeting adjourned at 8:45 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk