



Town of New Lebanon

Planning Board regular meeting minutes –unapproved
November 16, 2016

Present: Michael Blatt, Planning Board Member
Wes Powell, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Jerry Grant, Planning Board Member

Absent: Josh Schuster, Planning Board Member

Others Present: David Henry, Jason Peterson, J.J. Johnson-Smith, Pat Farnan, Glenn Westfall,

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 19, 2016 minutes Wes Powell noted that he was erroneously entered as absent when he was present. The clerk agreed to fix that error. Jerry Grant moved to approve the minutes as amended. Michael Blatt seconded the motion that carried on the following vote:

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

Case No.: PB-2016-005 – 576 Wadsworth LLC – (TM# 27.-1-30 & 87.2)

Request for a two lot minor subdivision with lot line adjustment to merge lot 87.2 with lot 3

Agent: Jason Peterson, Surveyor

Map date: October 27, 2016

Jason Peterson submitted a copy of the proposed two lot sub division with lot line change. He indicated that they are subdividing 5.1 + acres off of the 20 acre lot which is labeled as lot #2. A separate parcel [TM# 27.-1-30] to the south also 5.1 acres is to be combined with Parcel 1.

Chairman Herrmann noted that there is 60 ft. of road frontage however; he further noted that the configuration will create flag lot which the Town frowns upon. Jason Peterson indicated that the frontage is actually 67 feet and also indicated that the owners have no plans to build.

Wes Powell moved to schedule the public hearing for the next regularly scheduled meeting (December 21, 2016). Greg Hanna seconded the motion which carried on the following vote:

Ray Herrmann	Aye
Michael Blatt	Aye

Jerry Grant	Aye
Greg Hanna	Aye
Wes, Powell	Aye
Josh Schuster	Absent
Bob Smith	Aye

Kendall House Properties – P. Farnan (TM20.1-1-62)

Request for modification of their original 2011 Site Plan Approval. - [ref. C16-013]

Ms. Farnan submitted her revised site plan depicting the exterior sales displays on her property.

Greg Hanna said the Board needs the applicant's cooperation in this matter. In considering this request for a modification to their original approval we also need to consider how we will set it up to prevent the property from looking like a junk yard. Glenn Westfall stated that he has cleaned up many of the items including a wagon.

Chairman Herrmann asked if the applicants knew how many items were on display on the lawn. Glenn Westfall that he doesn't know exactly but that there are garden statues, fountains; outdoor things like buggies and picnic tables.

Chairman Herrmann said that the Board needs some way to quantify. Michael Blatt said that at the last meeting the Board discussed the possibility of quantifying by square footage but didn't know exactly how to manage it. There really is no good way to measure it.

The map submitted did not depict the square footage of each of the display areas so as a collaborative effort Chairman Herrmann, the Board and the applicants calculated the following: 2 areas are 12 x 12 sq. ft; 5 areas are 8 x 10 sq. ft; and 3 areas are 4 x 4 sq. ft. Chairman Herrmann said that the Board and the applicants need to cooperate to come up with a reasonable square footage that would allow for growth while reducing the possibility of the property becoming aesthetically unpleasing as there are no guidelines for this sort of thing in any of the Towns codes and laws. After lengthy discussion the Board and the applicants agreed that a maximum of 1,000 ft. total exterior square footage would be used for exterior sales.

Discussion also ensued regarding whether or not scheduling another public hearing would be necessary for this case. It was noted that since the ZBA opened a public hearing on this matter on September 6, 2016 which remains open to date and with no public opposition that scheduling yet another public hearing would be unnecessary.

Wes Powell moved to waive scheduling an additional public hearing. Greg Hanna seconded the motion which carried on the following vote:

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

Michael Blatt moved to approve the modifications of the original approved 2011 Site Plan to include exterior sales displays not to exceed 1,000 sq. ft. Wes Powell seconded the motion which carried on the following vote:

Ray Herrmann	Aye
Michael Blatt	Aye
Jerry Grant	Aye

Greg Hanna	Aye
Wes Powell	Aye
Josh Schuster	Absent
Bob Smith	Aye

Adjournment:

Chairman Herrmann adjourned the meeting at 8:15 pm.

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk