



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
May 15, 2019

- Present:** Michael Blatt, Chairman
Bill Banker, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Tegan Joy Cook- Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Bill Banker, Planning Board Member
- Absent:** None
- Others Present:** CEO Cissy Hernandez, Deputy CEO Jeff Hattat, Town Board Member Jesse Newton, Zoning Board Member Tegan Joy Cook, Zoning Board Member Ted Salem and 5 members of the public.
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I. Call to Order

Chairman Michael Blatt called the Regular Meeting of the Planning Board to order at 7:30 p.m.

II. Regular Meeting

Case No. PB-2019-005–Lebanon Health Center 19.2-1-66

Frank and J.J. were in attendance representing the property at 528 State Route 20, (the Old Fisher Store) They requested an amended permit to a business for a health center. The health center would provide information and holistic services to the public. The second floor apartment would stay as is.

Chairman Blatt asked how many people would be utilizing the space at a given time. Frank Stated that 20 people would be the maximum in attendance on a bi-monthly occurrence and on a day to day basis they would provide services to approximately 5 people. He also stated that there was adequate parking for the amount of people that would occupy the space at a given time.

CEO Hernandez stated that a code review would need to be completed. Chairman Blatt asked if the new owners had reached out to the abutting neighbors about the possibility of overparking. Board Member Hanna stated that they need to get neighbor permission in order to continue with the process. He also stated that they should contact Deb Gordon (current owner) asking if she had a formidable agreement with abutters.

The question of the septic being rated for 20 or more people was brought up. Board Member Brutsch stated that 2 bathrooms are needed. Deputy CEO Hattat stated that a second bathroom is only needed if there are more than 50 people utilizing the space.

Chairman Blatt read a statement from Paul the town engineer. “Septic is approved and variance was granted”.

Board Member Cook asked if there was a backup plan for parking. Frank replied that there is parking available in the OTB parking lot and the restaurant across the street. Other than those two areas, there is no back-up plan for parking. CEO Hernandez said that the occupancy parking is a major concern.

Board Member Cook asked how many bedrooms were in the apartment. Frank replied there are 3 bedrooms. Cook was concerned that the current parking would not be sufficient if the tenants had to share the driveway with the occupants of the health center. Cook also asked about the adequate rest rooms in the lower unit. There is a handicap accessible bathroom being installed. CEO Hernandez stated that there is no CFO yet.

Board Member Cook made a motion for a conditional approval with parking approval once parking agreements are submitted. She also stated that there would be no amendments to the site. The motion was second by Member Hanna. The motion carried as followed:

Chairman Blatt	Aye
Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye
Bob Smith	Aye

Case No. PB 2019-2006- NAPA- 19.2-1.49.2 Phil Moldorf

Phil Moldorf was present at the meeting representing NAPA.) NAPA wishes to relocate to the Relocate to the former Stewarts location. Board Member Brutsch asked if there would be a variance needed from the ZBA. She also asked if there would-be free-standing signs present. Mr. Moldorf stated that NAPA will be having the parking lot paved over the existing gravel, and there will be no changes in the current lighting.

Chairman Blatt read a statement from the town engineer Paul. “This is not a Type 1 action, because no parking or lighting will be altered”. Chairman Blatt also stated that there will be less of an impact and traffic then the previous business. Board Member Smith stated that this is a great idea for NAPA to relocate.

Board Member Hanna made a motion to declare a Type 2 Action. The motion was second by Board Member Smith. The motion carried as followed:

Chairman Blatt	Aye
Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye
Tegan Joy Cook	Aye

Board Member Banker made a motion to waive a public hearing. The motion was second by Board Member Smith. The motion carried as follows:

Chairman Blatt	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye
Tegan Joy Cook	Aye
Greg Hanna	Aye
Bob Smith	Aye

CEO Hernandez state that there is a Decision Document on file. In 2012 Stewarts had a site Plan review. They received an area variance for an oversized sign, and replacement of under gas storage.

Chairman Blatt made a motion to accept an amended site plan under two conditions:

1. There are no amendments made to the site
2. If there is an oversize sign, a decision document will need to be issued.

The motion was seconded by Board Member Smith. The motion was carried:

Bill Banker	Aye
Elizabeth Brutsch	Aye
Tegan Joy Cook	Aye
Jim Carroll	Aye
Greg Hanna	Aye

III. New Business

Ted Salem- (ZBA)- Mr. Salem was present to discuss expedited site plan reviews and wanted to get the boards input. He stated that in a change of ownership application with no impact, could we comp up with a process that would alleviate individuals not to have to go through the full process. He suggested that the new process would enable the building department to handle these cases.

Commented [CH1]:

If there is a site plan review on file then the building department would handle it. If there is no previous site plan on record, the impact is less and the building department would handle it. Board Member Smith stated that this should have never come before the board.

Community member Jesse Newton, “he was concerned that for a change of ownership having the individual going to the Planning Board would hurt the transfer”. Deputy CEO Jeff Hattat stated, “they do not want to put applicants through more than is needed, the building department can write decision making documents”.

Chairman Blatt stated that any changes would go to the board, no changes the building department can handle. He also mentioned benchmarks and drawing a site plan. Board

Member Brutsch voiced her concern in regards to pre-existing non- conforming and asked if they would come to the board under those circumstances.

Deputy CEO Hattat stated that the building department would not take care of active Complaints. The building department would not take care of changes. A site plan review will always be performed. The change of site would go to the board.

Ted Salem stated that the purpose of his visit to the meeting was to create baselines and establish inventory. He also stated that this conversation will be continued.

IV. Approval of Minutes- April 17, 2019

Chairman Blatt made a motion to approve the April 17, 2019 minutes. The motion was Second by Board Member Brutsch.

Chairman Blatt adjourned the meeting at 8:26 PM.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
Planning/Zoning Clerk