



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
August 19, 2020

Present: William Banker, Planning Board Member
Elizabeth Brutsch, Acting Chair
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Tegan Joy Cook, Planning Board Member

Absent: None

Others Present: Ted Salem (Zoning Board Member), Bob Gilson (CAC) Paul McCreary (Town Engineer) Stephanie Ferrandino (Town Attorney) Cissy Hernandez (CEO) Jeff Hattat (Deputy CEO)

I. Call to Order

Acting Chairman Brutsch called the regular meeting of the Planning Board to order at 7:30 pm.

II. Regular Meeting

Case No. PB-2020-003 (Lot Line Adjustment) Joy Sherman (TM # 10.-1-25 & 9.-1-17.121)

Agent: Fred Haley

Preliminary review for Lot Line Adjustment

Fred Haley presented the lot line adjustment request on behalf of Joy Sherman. Mrs. Sherman wants to keep the 2 tax parcels, they just want to move the dividing line. Both parcels are in commercial use zone. One parcel is the trailer park and the other is the gravel pit. There is no construction taking place, only a lot line change.

Acting Chair Brutsch, “ Is the trailer park maxed out?”. Mr. Haley said that there is no plan to expand the trailer park. The gravel bed is active, it provides the town with the gravel. Acting Chair Brutsch asked if there was a separate septic for the trailer park. Mr. Haley replied, “ Yes and nothing would be cut off. Board member Banker stated that there is a flood plain on the property that is not showed on the map. Mr. Haley said that he will provide an updated map with the added flood plain. Town Attorney Ferrandino requested that the standard table show two columns that represent existing/proposed. Mr. Haley told Mrs. Ferrandino that if she was to provide him with a sample of what she would like he would get it done.

Board Member Tegan Joy Cook made a motion to approve the lot line adjustment with the Condition that the floodplain would be shown. Board member Smith second the motion. The Vote carried as follows:

Acting Chair Brutsch-	Aye
Member Cook-	Aye
Member Carroll-	Aye
Member Hanna-	Aye
Member Banker-	Aye

Member Smith- Aye

Sketch Plan Conference Joseph A. Mauro (TM # 8.-1-55) (Pre-application)

Mr. Mauro wishes to open a sole proprietorship automotive repair business. The business would be conducted in an existing business with no further construction necessary. There will only be one employee. The business would only operate on an appointment basis, no walk ins would be allowed and there would be no through traffic.

The pre-existing structure is secluded. It is located after an already .existing driveway approximately 600 feet from State Route 20. There will be no fuel stations or gas pumps on the premises. Acting chair Brutsch asked if the existing driveway go to the garage. Mr. Mauro replied, “Yes”. Board member Carroll asked how many vehicles would be present at one time at the Garage. Mr. Mauro, “the maximum number of vehicles present would be 1-2. Mr. Carroll wanted to make sure that the premises does not become a junkyard.

Board member Cook suggested to the applicant to increase the number of car capacity on his application just in case there is an unforeseen circumstance and more than two cars need to be stored at the same time.. \

Approval of Minutes

July 15, 2020
July 25, 2020

Board Member Smith made a motion to accept the July 15, 2020 minutes and the July 25, 2020 minutes. Board Member Hanna second the motion. The vote carried as follows:

Chairman Blatt-	Absent
Acting Chair Brutsch-	Aye
Member Cook-	Absent
Member Carroll-	Aye
Member Hanna-	Aye
Member Banker-	Aye
Member Smith-	Aye

Acting Chair Brutsch adjourned the meeting at 8:30.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
Planning/Zoning Clerk