



## Town of New Lebanon

Planning Board Public Hearing Meeting Minutes – Unapproved  
March 17, 2021

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- Present:** Elizabeth Brutsch Chairperson  
Jim Carroll, Planning Board Member  
Brent Gawron- Planning Board Member  
Monte Wasch, Planning Board Member  
Greg Hanna, Planning Board Member  
Bob Smith, Planning Board Member
- Absent:** William Banker, Planning Board Member
- Others Present:** Cissy Hernandez- CEO, Tim Schroder- Town Engineer and 5 community members
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### **I. Call to Order**

Chairperson Brutsch called the meeting to order at 7:37 PM. She welcomed new board member Brent Gawron. Chairperson Brutsch reminded all in attendance that masks need to be worn during the entirety of the meeting.

### **II- Case No. PB 2021-003- Taconic Engineering acting agent for HJB Holdings- TM # 19.4-1-22**

Request for Sketch Plan Conference on a new proposal for RV Storage located at 14398 State Route 22 in connection with a denied building/zoning application # 21-014. Prior Site Plan Approval was granted by the planning board in 2017 and has since expired (see case # PB -2017-013 for reference)

Chairperson Brutsch explained that the proposed RV storage building is located at the old Shedman property that is vacant on State Route 22. Andy Didio- the representative from HJB Holdings explained that it would be a self-storage facility for RV's. The storage would consist of one large storage building. It would be a 17,000 square foot building. There will be twenty bays and it will be a facility for mobile homes and RV storage. The recreational vehicles would come in 1-2 times a year.

The site is in a flood plain zone and the in town stream is set back but the applicant would need an approval from the ZBA for the 2 foot elevation. There will be minimal lighting that will be located over each door. Trees will be used for screening. There will be a soil stockpile and silk fencing.

Mr, Didio shows the DOT plans and the standard plans. Chairperson Brutsch recommended that the building plans be discussed with an architect. Board member Carroll asked if there will be washing and draining of tanks on premise. There will not be any washing on premise, there will not be any water service to the building. Member Carroll also inquired if there would be dumpster located on site. There are no current plans to have a dumpster on site but he would gladly talk to the applicant about supplying a dumpster.

Mr. Carroll asked where the car goes when the RV unit is picked up. Mr. Didio stated that the car would go in the unit and that there is no outdoor parking. Board Member Wasch wanted to know if this would be long term storage or transient storage. Mr. Didio stated that it would be long term and can also be on a month to month basis. Mr. Didio explained that his applicant has another location in Canaan, NY on Flints Crossing Road. Mr. Wasch asked what would happen in the summer, is there any revenue? Mr. Didio explained that the cost is built in annually. This type of storage is in high demand.

Mr, Carroll explained that there is natural screening present at this time and wanted to know if the new screening would meet the current screening. Mr. Didio said that both screenings would meet one another. Board member Hanna said that the pad elevation is 698 feet above elevation, and he wanted to know if that is the height of the stream. Mr. Didio explained that the stream looks to be about 690-691 feet above elevation. The building pad is 3 feet above the stream.

Chairperson Brutsch told Mr. Didio that the applicant would need to go to the ZBA for a variance, then once that is approved return to the planning board. The variance needs to be granted before the public hearing is set.

Board member Carroll inquired about the color of the roof and suggested that it should be a color that would blend in with the natural landscape, and should be a non-metallic matte finish. Town Engineer Schroder questioned the distance off the road to the gates for clearing. Mr. Didio explained that there will be a single radius swing for the first couple of bays and that the vehicles would square themselves in, Chairperson Brutsch inquires if each bay was individual. Mr. Didio said yes each bay is individual. Town Engineer Schroder asked about the roof run-off. Mr. Didio explained that they are guttered underground, but can do disconnect roofs.

Chairperson Brutsch requested on the storm water plan to add the drainage if possible. Mr. Didio explained that there will be a gravel splash pad next to the building for drainage and run-off. Chairperson Brutsch also requested that the existing tree line be referenced.

**Case No. N/A (Info. Only) Reichert, Carol & Sherada, Jerome- TM # 30.-1-9.100**

Applicants have requested an informational only session with the planning board to discuss the concept prior to applying to the ZBA for a use variance

Carol & Jerome live at 194 Darrow Road. This has been private property since 1940. They would love to utilize their space for weddings, concerts, events and etc. They also want to save the old chair factory. They want to be able to hold community events on their property. They will be applying to the ZBA for a variance.

Board member Carroll explained to the applicants that a use variance is hard to get. There is no category for an entertainment venue in the use table. Member Carroll recommended that the applicants go to the town board and ask them to add the category to the use table. Bill Wallace questioned how long the process would be. Board member Wasch stated that he could be a 2-4 month process. Board member Carroll stated that there are three criteria for zoning use and the proposal doesn't fit into the three criteria.

Chairperson Brutsch explained that there is nothing wrong with going to the ZBA and the Town Board in tandem. She told the applicants that they should contact the Town Supervisor to reach the board.

Mr. Sherada explained that the building is a treasure and they want to share it. Board member Hanna suggested that we they can create an exemption without a precedent. The planning board loves the idea of the proposal.

Chairman Brutsch made a motion to approve the January 20, 2021 and February 3, 2021 minutes. Board member Carroll second the motion. The vote carried as follows:

Chairperson Brutsch	Aye
Member Carroll-	Aye
Member Hanna-	Aye
Member Banker-	Absent
Member Smith-	Aye
Member Wassch.....	Aye
Brent Gawron.....	Aye

Chairman Brutsch closed the meeting at 8:19 PM.

Respectfully submitted,

*Michelle Bienes*

Michelle Bienes  
Planning/Zoning Clerk