



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
July 21, 2021

Present: Elizabeth Brutsch Chairperson
Brent Gawron, Planning Board Member
Monte Wasch, Planning Board Member
Greg Hanna, Planning Board Member
Steve Muse, Planning Board Member
Jim Carroll, Planning Board Member

Absent: William Banker, Planning Board Member

Others Present: Stephanie Ferrandino- Town Attorney, 21 community members

I. Call to Order

II. Regular Meeting

(Preliminary) Marcia Mayper- TM # 28.-1-19 PB # 2021-007

Agent; Fred Haley. Applicant is seeking a two lot sub-division, property is located at 2216 County Route 5, New Lebanon, New York.

Mr. Haley explained that the applicant owns a 25 acre piece of property. She would like to subdivide her parcel into two separate parcels. There will be no building or construction taking place. There are two parcels, with two separate pieces.

Board Member Wasch asked if there were any easements or restrictions. Mr. Haley explained that it is just a division of the property and there are no easements or restrictions. Chairperson Brutsch asked if there were any flood plains on site. Mr. Haley said there were no flood plains on site. There were no further questions to the applicant.

Board Member Hanna made a motion to accept the application as a preliminary and set the Public Hearing for August 18, 2021. Board Member Gawron second the motion. The vote carried as follows:

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

Case No.: PB-2021-006- Nokomis Ecology Center TM # 27.-1-26.100 – Lot Line Adjustment

Agent for the Applicant: Bryce Recer, CPL Team. Request for Minor Subdivision approval for a Lot Line adjustment located at 599 Wadsworth Road (in connection with Ecology Center Project).

Case No.: PB-2020-005 - Nokomis Ecology Center TM # 27.-1-26.100 – SP/SPR

Agent for the Applicant: Bryce Recer, CPL Team. Continuation of a request for Special Permit and Site Plan Approval to construct a private school/ecology center located at 599 Wadsworth Road.

George Schmidt (the representative from CPL) state that he will look to address all of the concerns that were brought forth at the public hearing tonight in an e-mail at the next meeting.

Preliminary

Case No.: PB-2021-005 - Taconic Engineering, DPC (Camp DD, LLC) - TM# 19.4-1-22

Agent for the Applicant: Andy Didio, Taconic Engineering. The applicants, having withdrawn their original request for Site Plan approval on a proposal for an RV Storage Building (PB-2021-003) which required an area variance approval from the ZBA, the applicants are now submitting a new request for Site Plan Approval that depicts a reconfiguration of two buildings that will not require an area variance.

Andy Didio addressed the board. He stated that the board asked for certain items to be put into plan. He also received feedback from the D.E.C. He began to explain that the D.E.C. requested that the boundary be adjusted. The applicant has received a permit to install a split fence at the end of the parking area between the parking and the grassy area before the stream.

Mr. Didio explains the proposals requested by the board at the last meeting:

- Fence will be installed
- There will be a gate installed
- The wetland boundary will be updated

Landscape Plan:

- Additional screening will be added to the South
- A cut line will be added
- The stockpile area will be acknowledged

He went on to explain that in about 6-7 years the trees will be tall enough to hide the building. He went on to explain that cameras will be installed as per the board's request. The siding color of the building will be dark grey and the roof will be charcoal grey. They materials will be non-reflective.

Spill Concerns:

The D.E.C. didn't see any concerns with spills. He also added that there is a very small percent change of spills occurring.

Board Member Carroll inquired about the tree placement. He stated, "The property is sitting in the gateway of town on Routes 20 and 22. Screening needs to be on all four sides". Board Member Muse added, "that if it fits the character of the building then no screening would be needed." Mr. Didio said that the use they are applying for is permitted in the zone.

Board Member Muse expressed concern that the building doesn't fit with the Tilden House. The RV Storage unit will be out of character. The proposed building is of monstrous size. Mr. Didio stated that they are dealing with a permitted use. The intent is small to no impact and the trees are a factor.

Board Member Muse went on to express concern. He visited the current RV Storage on Flints Crossing Road in Canaan. He said there is no character and that the proposed building in New Lebanon is in the center of town. "It is a permitted use but it has to fit", he stated. Board Member Carroll said the character of the building is very important.

Mr. John Ahearn (attorney for the applicant) said that you cannot base the use on one building. Board Member Carroll expressed concern that it would take 6-7 years to hide the building. He also explained that the plan has to follow the comprehensive plan. He also requested a prospective drawing. The rendering used would show the mass of the building.

Board Member Wasch explained that he is aware of the environmental objections by the community but he stated that there are no environmental impacts. There will be no employees on site. He said that the building is a large incongruous structure in the middle of 3 landmarks. He also noted that there are unresolved concerns on the part of the applicant.

Chairman Brutsch asked if there is another style of architecture that the applicant could look into to help soothe the aesthetics. Mr. Didio explained that the current proposed style is the nature of a storage building and that they don't lend themselves to be uninterrupted. Screening was the mitigating factor.

Board Member Hanna asked who the owners of the property are. Mr. Didio replied, "Camp DD, LLC."

Town Attorney Ferradino explained that the SEQR is a type 2. The square footage of the proposed building is 17,280 square feet and the property is 3.95 acres. Board Member Carroll asked if there will be a proposed soil stockpile during construction. Town Attorney Ferradino stated that this is an unlisted action that cannot exceed a 25% threshold. Mr. Didio said that only .7 acres would be altered.

Town Ferradino advised the board to declare themselves as the lead agency. Board Member Hanna made a motion to declare the New Lebanon Planning Board as the lead agency for an unlisted action. Board Member Carroll second the motion. The vote carried as follows:

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

Mr. Didio explained that all of the concerns that the board had were addressed, except for the appearance of the building.

Town Attorney Ferradino said that the board could make a motion to go to the public hearing and to send referral to the county.

Board Chairperson Brutsch reiterated that there are ways to make the building look more historic. The applicant’s attorney Mr. Ahearn voiced concern that the board is treating his client different than similar situations in town. Chairperson Brutsch explained that codes & plans have changed since the installation of the storage facility Mr. Ahearn is referencing.

Board Member Carroll made a motion to schedule a public hearing for August 18, 2021 and to send to county for a referral. Board Member Wasch second the motion. The vote carried as follows:

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

.Chairperson Brutsch asked the board if there were any comments in regards to the comprehensive plan. There were no comments.

Approval of Minutes

June 16, 2021

Board Member Wasch made a motion to approve the June 16, 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 Gawron-	Aye
Member Wassch.....	Aye
Member Muse.....	Aye

Board Chairman Brutsch closed the meeting at 9:02 PM.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
Planning/Zoning Clerk

DRAFT