



**MINUTES OF A PUBLIC HEARING OF THE
PLANNING BOARD OF THE TOWN OF NEW LEBANON HELD ON SEPTEMBER 22 , 2021
ON A REQUEST MADE BY TACONIC ENGINEERING, DDC (CAMP DD, LLC.) (TM# 19.4-1-22)
FOR A SITE PLAN REVIEW THAT DEPICTS A RECONFIGURATION OF TWO BUILDINGS**

Present: Elizabeth Brutsch Chairperson
Jim Carroll Board Member
Brent Gawron Board Member
Steve Muse Board Member
Monte Wasch Board Member

Absent: William Banker -Board Member, Greg Hanna- Board Member

Others Present: 22 community members

Upon proof of publication having been furnished and abutter notification mailings verified, Board Member Gawron made a motion to open public hearing, Board Member Carroll second the motion. The vote carried as follows:

Elizabeth Brutsch	Aye
Jim Carroll	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

The public hearing was called to order at 7:38 PM.

There were three members of the public that spoke in opposition of the proposed project.

Andy Didio explains to the board that all site plan revisions that were requested by the board have been made. The architecture structure of the building has been modified to include cupolas, veneers, gable ends and brick veneers. On the south side of the building there will be one cupola and full windows with shutters. On the northern side of the building there will be three cupolas and full windows.

The SHPO letter was provided to the board. There is no impact to the cultural or historical resources of the community. Mr. Didio explains that the requests of the board were incorporated: Split rail fence was added, additional screening will be provided and the architectural changes that were requested were made.

The first member of the community spoke in regards of the Shaker Swamp Conservancy. A map of the Shaker Swamp Conservancy was provided. The map shows that the property is long and narrow and the trail goes along the proposed RV Storage site.

The second community member quotes 205-14 Section 4 from the Site Plan Review section of the Town Comprehensive Plan.

[Type here]

The third community voices their concerns about the proposed site and the flood plain.

Applicant's requested to see measurements of the Shaker Swamp and the path and the distance from the storage facility.

Mr. Don Hellmann- (Attorney for the applicant) addresses the board. He explained that his applicant has done everything the board has asked. The site is a permitted use. The D.E.C. has no issue with the project. The SHPO shows no issue. There are no parking issues. The size of the building is in comparison to the size of the previous building that was on site. The project is also compatible to two other storage facilities close by.

There was a similar application approved in 2017 & 2019. Mr. Hellmann explains that his applicant would like to be treated fairly. The records for the previously approved similar project were foiled. The foiled records were provided to the board. The access to the swamp will not be impaired. This is considered passive project.

Chairman Brutsch requests a site visit. Mr. Didio stated, "What would you gain"? Chairman Brutsch explains that a site visit would provide the board with the view of the site plans. It would be beneficial to walk the board through the project.

Mr. Didio, "A site visit to continue the public hearing"? "The site plan will not change. Mr. Didio requests the board to read and review the SEQR form and would like the public hearing closed.

Chairman Brutsch said that the SEQR would not be completed tonight.

Board Member Wasch made a motion too close the public hearing. Board Member Carroll second the motion. The vote carried as follows:

Elizabeth Brutsch	Aye
Jim Carroll	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

Respectfully submitted,

Michelle Bienes
Planning/Zoning Clerk