



**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 NAKOMIS ECOLOGY CENTER (TM# 27.-1-26.100)  
FOR A MINOR SUBDIVISION APPROVAL FOR A LOT LINE ADJUSTMENT**

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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

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Upon proof of publication having been furnished and abutter notification mailings verified, Board Member Carroll made a motion to open public hearing, Board Member Muse 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 7:08 PM.

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

Attorney for the applicant Mr. Charles Gottlieb addressed the board. Mr. Gottlieb stated that he submitted responses to the community concerns and provided the board with a site plan narrative. Mr. Gottlieb went on to explain that is a private school and it is a permitted use. Letters were submitted in support of the teachers. The building is proposed at 3,000 square feet. It will serve its purpose as an ecology center/agricultural school. The town has the authority to enforce the use. The classrooms will consist of three classes at 467 square feet each. The typical classroom size is about 500 square feet. The septic system is approved for 26 persons. There will be 10 paved parking spots, one ADA approved parking spot and 14 grass paver overflow parking spots.

Blasting was a concern of the community. There will be no blasting taking place. The breaking of the shale will take place by an excavator or a hammer. There will be a 4x4 area where the composting will take place. Composting will consist of grass clippings, manure and wood chips.

The client is responsible for transportation. Signage will be provided to signal no left turn. The applicant does not have jurisdiction to provide signs in the towns right away. With permission from the town the applicant will gladly provide the signs.

During the weekends, classes will only be taking place on either a Saturday or a Sunday. The building is compliant with fire safety. The engineer for the applicant Mr. Recer addressed the board. He explained that the building size was reduced but eliminating the silo and the elevator. A fire staircase was added to the second floor to provide egress.

A community member voiced their concerns about the 2 feet of dirt that needed to be added in order for elevation. They asked how many dump trucks would travel to the site and what the mitigation plan was. Another community member voiced concerns in regard to the safety of the road, and that presently school buses do not travel up the road in question.

Mr. Gottlieb made a rebuttal and explained that his client has rights. He has a right to develop on his property. The construction and the construction trucks traveling on the road will be temporary. The Highway Superintendent approved the curb cut. Mr. Gottlieb also expressed that the board could set parameters on the use and the applicant will follow any parameters set.

Mr. Recer explained that the area of disturbance is 1.96 out of 5.6 acre lot. He also explained that the total cut fill analysis will be provided.

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