



**Town of New Lebanon
Planning Board Minutes – unapproved
October 20, 2021**

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

Absent: William Banker- Board Member

Others Present: Stephanie Ferradino- Town Attorney, Robert Gilson- CAC, David Farren- CAC, 9 members of the public

I. Call to order:

Chairperson Brutsch called for an executive session of the Town of New Lebanon Planning Board to order at 7:23 PM to discuss a legal issue with the town attorney. Chairperson made a motion to enter into an executive session, Board Member Carroll second the motion. The vote carried as follows;

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

The executive session closed at 7:34 PM.

II. Regular Meeting

Chairperson Brutsch made a motion to open the regular meeting opened at 7:34 PM. Board Member Carroll second the motion. The vote carried as follows:

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

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

Agent for 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 The applicants, having withdrawn their original request for Site Plan Approval on a proposal for an RV Storage Building (PB-2021-003) which required an area variance approval from the ZBA, the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,

The agent for the applicant Andy Didio presented on behalf of Taconic Engineering. Mr. Didio explained that the application presented to the board is a permitted use in the zone. The board expressed concern in regards to the size and the structure of the buildings, and the lack of screening. The applicant addressed and amended these concerns. Another concern of the board was that the structure presented did not fit in with the aesthetics of the community. As per the request of the board shutters, cupolas and veneers were added to other design.

Mr. Didio went on to explain that the D.E.C. gave their input and they provided a no impact declaration, along with the SHPO. The applicant is also willing to increase the trees to 9-10 feet to obstruct the buildings. The board had no questions at this time.

Board Member Carroll reads part II of the Full Environmental Assessment Form. (Please see attached documents).

Attorney for the applicant voiced concerns about the board's decision. He stated that the board is in contradiction of the SHPO land use, his applicant is in compliance. He said that it doesn't follow to the large building standard, and that he felt that it wouldn't matter what he said. The board wasn't going to change their mind. Town Attorney Ferradino asked Mr. A'hearn if he wanted the board to continue, He said yes. After the declaration was made, both Mr. A'Hearn and Mr. Didio requested the clerk's notes. After a positive declaration was made, Board Member Muse made a motion to accept, Board Member Carroll second the motion. The vote carried as follows:

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

The draft resolution was read by the board. And the vote was to accept the resolution was taken by roll call.

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

The positive declaration was passed 6-0-0.

Board Member Carroll made a motion to accept EAF Part III. Board Member Muse second the motion. The vote carried as follows:

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

Attorney A'hearn asked about a SCOPING session. Attorney Ferradino said that a SCOPING workshop would be set up.

Case No: ZBA-Nokomis Ecology Center TM # 27.-1-26.100- Lot Line Adjustment

Agent for applicant: Bryce Recer, CPL Team. Request for Minor Subdivision approval for a Lot Line Adjustment located at 599 Wadsworth Road. Continuation of a request for a Special Permit and Site Plan Approval to construct a private school/ecology center.

The Nokomis case was adjourned as per applicants request until the November meeting.

Sketch Plan Conference-Joanna Phillips TM # 18.-1-4.121

Applicant t is requesting sketch plan conference in preparation for a special permit with site plan review. See attached ZEO denied application 21-119.

Mrs. Phillips explained that there is a mobile home currently on the property in question. This home is going to be demolished. She is looking to expand the footprint and the project meets all setback requirements. Board Member Carroll asked if the home would be on a slab or raised. Mrs. Phillips stated that it would be on a slab. The proposed plan is to install a multi-section fabricated home with no basement. There will be o skirting. Board Chair Brutsch explained the requirements needed by Mrs. Phillips foe the next meeting. These requirements included a survey map.

Board Member Wasch made a motion to continue with a SP conference at the November meeting. Board Member Carroll second the motion. The vote carried as follows:

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

Case No. PB 2021-012 Northeast Pyr Rescue Inc. TM # 19.-1-29.200 Minor Subdivision/Lot Line Adjustment

Agent Fred Haley. Applicant is seeking a one acre lot line adjustment between adjacent properties, no building will be taking place. . The property is located at 317 State Route 20, New Lebanon, NY

Mr. Haley explained that Northeast Pyr. Rescue Inc. purchased 8 acres of property, one acre is located in the back of the property that abuts Louis Godfroy's property. The applicant would like to combine the one acre parcel with the Godfroy property. The property is conforming and there will be no building and no structures being erected. Both parties agreed that there will be no building taking place on the property.

Board Member Carroll asked if the property in question was all woods, and verified that no building would take place. Mr. Haley stated that the property is woods and there will be no building taking place. Mr. Haley said that the property is zoned for this use. No new lots are being created, there is no deeded access. The property would be conveyed to Mr. Godfroy. Mr. Haley requested for the public hearing to be waived.

Board Member Wasch made a motion to waive the public hearing and to accept the application for a lot line adjustment/minor subdivision. Board Member Gawron second the motion. The vote carried as follows:

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

III. Presentation on Critical Environmental Areas Project- David Farren

Mr. Farren explained to the board the project taking place in regards to critical environmental areas in New Lebanon. He explained that the committee would like to approach the land owners to justify critical environmental areas that are registered with D.E.C. The committee would like to make the town aware of special places in town. An example of some of these places are cool ravines and the spring. He would like to make the board aware of these unique places in our town.

Board Member Muse stated that anything with NYS swamps should be on the radar. Board Chair Brutsch explained that if a cool ravine is located on private property that the land owner has to be in accord. Board Member Wasch explained that if a critical environmental area is located it would affect the property value by increasing it.

Board Chair Brutsch requested for Mr. Farren to come to the December meeting to present his findings.

IV. Approval of Minutes:

September 22, 2021

October 6, 2021

Recommendations to be fixed on minutes:

- Spelling of Nokomis
- On site visit minutes reflect Board Member absent, not both absent and present.

Board Member Wasch made a motion to approve the September and October minutes. Board Member Carroll second the motion. The vote carried as follows:

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

Board Member Carroll made a motion to adjourn the October meeting. Board Member Muse second the motion. The vote carried as follows:

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

The meeting was adjourned at 9:00 PM.

Respectfully,

Michelle Bienes
Planning Board Clerk