



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
3/16/2022**

Present: Elizabeth Brutsch, Planning Board of Appeals Chairperson
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Steven Muse, Planning Board Member
Monte Wasch, Planning Board Member
Joshua Young, Planning Board Member

Absent: Brent Gawron, Planning Board Member

Others Present: Stephanie Ferrandino- Town Attorney, Anthony Murad- Zoning Board Chair,
sixteen members of the community.

Present Virtually: Cissy Hernandez- ZEO, Britt Buckenroth-Town Board Member

I. Call to order:

Chairman Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:15 pm.

II. Regular Meeting/Case Review:

Case No: PB: 2022-005 Special Permit- Melony Coons TM # 8.-2-63

Applicant is requesting a special permit to remove an existing manufactured home and replace it with a larger manufactured home.

Board Chairperson Brutsch asked the members of the board if they had any questions or clarifications for the applicant. The board replied no.

Board Member Carroll made a motion to approve the Special Permit for Melody Coons. Board Member Young second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Case No: PB 2002-003:- Special Permit- James Carroll TM # 28.-1-90

Applicant is requesting a special permit to convert a single-family dwelling to a short-term rental.

Board Chairperson Brutsch asked the members of the board if they had any questions or clarifications for the applicant. The board replied no.

Board Member Muse made a motion to approve the Special Permit for James Carroll. Board Member Hanna second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Abstain
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Case No: 2002-005- Site Plan Review- Camp DD, LLC # 19.4-1-22

Applicant would like to construct three self-storage units. Prior approval was given in 2017.

Andy Didio who represents Taconic Engineering went over revisions to the plan that the board had requested. He stated that the entrance to the sight to the southern portion of the building was moved, and will be screened. The road frontage will also be screened and the gate will be moved back for q'ing on route 22.

The building will now be one continuous building that changed from 5 units to 3. Chairperson Brutsch inquired about the color scheme for the building. Mr. Didio explained that the doors will be bronze slate. The trim will also be bronze slate, and the building will be ash gray. Mr. Didio also explained that all of the DOT entrance plans have been updated.

Board Member Carroll said that he liked the new design. He also explained that he reviewed the plans from the 2017 application. He stated that screening around the front side on the northside should be sufficient. He inquired about screening on the swamp side. Mr. Didio explained that around the swamp side there will be dense trees and understory. Mr. Carroll also asks about the northeast side and the corner cutting into the tree-line with the driveway. Mr. Didio explained that there will be minor clearing of the trees, their intent is to maintain the tree-line.

A question came up about the previous variance approval. Town Attorney Ferrandino explained that the variance runs with the land, and that the site plan dies with in one year of approval.

Chairperson Brutsch asked the board if they thought that engineering review was necessary. The board would submit the plans to the engineers and see if they have any more insight. Board Members Hanna, Wasch, Carroll, Muse and Young stated that they didn't have any concerns and that it was not necessary to send them to the engineer.

Board Member Wasch made a motion to move the application to a public hearing. Board Member Hanna second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Case No: PB 2002-001 SP/SPR- Carol Reichert TM # 30.-1-9.100

Applicant would like to renovate and convert an existing barn into a museum. William Hurst – (attorney to the applicant) presented to the board.

Mr. Hurst explained that the museum and library are permitted in RA 2 district. Special events will take place. He researched the museum use and the use is allowable for a wide range of activities. The applicants would like to take advantage of the space available. The setting is a part of the museum,

Engineer Pat Prendergrast went over the survey map and the topography and gave an overview of the project at hand. There will be a change to the site. The large field will become a gravel parking area. There will be a new septic system installed. He explained that the EAF long form was filled out. Board Chairperson Brutsch acknowledged that the museum received a charter from NYS.

Board Member Wasch asked how many parking spots will be available. Mr. Prendergrast explained that there will be 79 parking spots including handicap parking. Mr. Wallace also explained that there will be a turn around available for the public to drop guests off at the front entrance.

Board Chairperson asked about an updated proposed event schedule. Mrs. Reichert explained that they have plans for painting workshops, student tours, mosaic building. There will be a herb garden planted, as well as sassafras trees. Would like to have archeology digs for students. There will be shaker cooking classes and dancing taking place.

Ms. Reichert explained that they conducted a sound study. She hired a disc jockey to come in and play loud music. The decibel range was 40 decibels. She went down to Chair Factory Road and Darrow Road and could not hear the music.

Ms. Reichert informed the board that she is planning on holding a fundraiser on April 30th, 2022 with all proceeds donated to Ukraine. Ms. Reichert continued to explain that she reached out to other owners of Shaker Museum throughout the United States in reference to non- shaker related activities. She stated that all of the other museums hold non-shaker related activities.

Board Chairperson Brutsch inquired about the traffic study in reference to a larger event, Mark McNulty performed the traffic study for the property. The largest event would accommodate approximately 250 guests. Mr. McNulty explained that one car=2.3 guests, spread out over time. The traffic study was applied to worse case scenarios. He went on to explain that there would be approximately 65 vehicles for receptions and 87 vehicles leaving. During the worst-case scenario during the busy traffic time, there are now about 20 vehicles traveling the road a day at the hour. The roadway will not fail. Additional traffic will not change the character of the road.

Chairperson Brutsch asked if the events would take place during Marc- December. Mr. Shreda replied yes. There is no heat in the chair factory. Mr. Wallace explained that the owners of the property are committed to bus people from local hotels for events to minimize traffic. Board Member Wasch made a point that Darrow Road accommodate school buses.

Chairperson Brutsch acknowledged that the applicants are speaking to the neighbors about their concerns. Ms. Reichert explained that there is a meeting set up with Common Grounds mediation and the neighbors in the near future. She would also like to hold a meeting with the neighbors at the end of the season to find out what improvements if any could be made.

Board Member Hanna asked Town Board Member Trainor how the traffic is on the road in question. Mr. Trainor stated that he believes the road can handle the traffic. Board Member Wasch asked the applicant if there is a board in place for the museum. Ms. Reichert said there is a board in place consisting of neighbors, architects and themselves.

Board Chairperson Brutsch explained that it would be helpful to coordinate events with the neighboring venues so that there are not multiple events occurring at the same time. Board Chairperson Brutsch requested the applicant to supply an updated map with the septic and driveway placements shown.

Board Member Wasch made a motion to move the application to a Public Hearing. Board Member Hanna second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Sketch Plan Conference- (Pre-application meeting)- Michael Patten TM # 20.-1-5

Agent: Tony Froyan- Zoning Review Application 22-014 denied by ZEO

New Owner of former Windswept Farm is requesting a sketch plan conference for site plan approval on phase 1 of 3 agritourism use for new farm operation Woodlife Farm Market. Agent also wishes to discuss future plans for phases 2 & 3.

Mr. Froyan explained that he would like to open an agritourism business in town. He went on to explain there would be three phases of development. The first phase is ground level opening. Phases 2 & 3 take place in the RA5 zoning districts.

Phase 1:

Farmers Market- would consist a BBQ kitchen/restaurant with picnic areas, dog park, 2 green houses, a butcher shop and private pergolas for picnics. They would also like to hold events on premise.

Agritourism-Would consist of an active farm. They would like to educate the population. New Lebanon is a magical town, there is no supermarket but there are a lot of local farmers, and the owner would like to showcase and sell their products.

Board Member Carroll asked for a clarification of Phase 1 because there seems to be a lot going on at once. There will be a farm market with groceries, a hot food counter and a BBQ restaurant with a fire pit. Board Member Carroll said that this is an interesting concept and looks at the use table for clarification.

Phase 2 looks as though it would be classified as a campground. Board Chairperson Brutsch explained that there is no use for weeding events as a defined use in the use table. Mr. Froyan stated that he would like to have people stay for weekends at a time.

Chairperson Brutsch explained that the classification could be a farm market. Board Member Carroll stated that the tours and greenhouses could be classified as an accessory use. Board Member Wasch asked when the target opening date would be. Mr. Froyan said Mother's Day. The hours of operation would be Monday through Sunday 10-6. Coffee and donuts would be open for sale from 7am-10am Monday-Friday.

Attorney Ferradino asked Zoning Board Chair Murad if the code allows one principal use. Mr. Murad said yes. Attorney Ferradino stated that there is more going on than our code allows. She asked Zoning Chair Murad if they would need a variance. He stated that they could apply for a mixed use. Two businesses can be mixed use. There would be a principal use and then multiple accessories use. The application should be for a farm market with accessory use. (Food-services).

Chairperson Brutsch requested that the applicant bring the following to the next meeting:

- Overlay zoning map
- Show on the map the wells, driveway, septic, lighting and signage.

Minutes Review

March 16, 2022

There was one correction made to the minutes. Under the Carroll case it should read 8-10 occupants not 12.

Board Member Wasch made a motion to accept the minutes pending the above stated correction. Board Member Carroll second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Board Chairperson Brutsch made a motion to adjourn the meeting at 8:30 PM. Board Member Carroll second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye