



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
4/20/2022**

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
Brent Gawron, Planning Board Member

Absent: None

Others Present: Cissy Hernandez- ZEO, Ted Salem- ZBA Member ten members of the community.

Present Virtually: 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 7:04 pm.

II. Public Hearing:

The Public Hearings that were scheduled were postponed until the May meeting due to a newspaper error. All applicants were notified prior to the meeting. Attorney Hillman noted an objection to the delay of the public hearing.

III. Regular Meeting:

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

Applicant presented an update to the board. Ms. Reichert informed the board that the planned mediation session with her neighbors was cancelled due to circumstances beyond her control. However, she was able to meet with her neighbors and they voiced the following concerns:

- 1- Neighbors are concerned about visitor's sightseeing on Chair Factory Road. They are afraid if there is an event then the guests would increase traffic on their road. Ms. Reichert is willing to suggest to the guests they not drive down Chair Factory Road. She also has plans to get a larger address number installed on her property for easier visibility.
- 2- Speeding on Darrow Road- Ms. Reichert agreed that there is currently a speeding problem on Darrow Road, she is willing to secure speed signs to be posted by her venue.
- 3- Large wedding destination venues would drive up demand for air b & b in New Lebanon because there are no hotels or short-term rentals in place. The concerned party said that there is evidence that venues are driving up rental costs which would affect affordable housing in the area. Ms. Reichert explained that she would be willing to bus guests to the property, they would rather have the guests all stay in the same hotel to make transportation easier.

- 4- The venue might change the feeling of the neighborhood. Ms. Reichert stated that there are other venues in the neighborhood and they have not changed the feeling of the neighborhood.

Board Member Wasch stated that there are approximately 66 air B & Bs in New Lebanon. Board Chairperson Brutsch asked if the number of events has changed from the chart provided at the previous meeting. Reichert explained that the number of events has stayed the same. If they were to decrease the number of events, they would be operating at a business loss. 12 events is what is planned yearly at the venue, (9 events up to 149 people and 3 events over 149 people).

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

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

Andy Didio who represents Taconic Engineering went over the current plans. There were no specific revisions to the plan that the board had requested. He stated that they have reverted back to installing five small storage buildings.

Board Member Carroll said that he had an idea in reference to his concerns in regard to the traffic entering in between the buildings. He suggested planting a tree in the center so vehicles could not enter. Andy Didio said that a tree might be a challenge. Board Member Carroll asked if the ground would be raised up a couple of feet above the flood plain and have a steep drop off. Mr. Didio explained that the ground is grated on 3-1 and no drop off would be shown.

Along Route 22, the screening is one bush per 10ft which leaves a left whole present. Board Member Carroll said that it is important to make the buildings look nice. He suggested installing clapboards at the ends of the buildings and having a pitched roof. Chairperson Brutsch stated that she was happy that the plan was reverted back to the 5 buildings.

Attorney Hillman stated that his applicant is not inclined to come up with a new design, The design goes back to the 2017 approved design. Any comments the board had from last month to make further revisions would be taken under advisement, but that's not something that was approved previously and probably would not be something the applicant would be willing to do.

Board Member Carroll asked what was exactly approved in 2017. Andy Didio answered that the site plan was approved. Attorney Hillman presented Chairperson Brutsch with the 2017 approval. The application was approved but no action was taken for more than a year.

Board Member Wasch stated that he would appreciate the applicant taking into consideration the boards comments, and hopes that they would keep an open mind and listen to the public at the next meeting.

Chairperson Brutsch asked if the buildings were pre-made manufactured buildings. Andy Didio said yes that the buildings are pre-made manufactured. Chairperson Brutsch asked if the board could look at the options available from the company before the public hearing. Andy Didio said he would speak with the client. Attorney Hillman said that he wants a vote at next month's meeting. They have been coming to the board for over a year and they want a decision. Chairperson Brutsch said that she would take that under advisement pending the public hearing.

Case No: PB 2002-007 SP/SPR- Lot Line Adjustment- Michael Benson (Applicant) Matthew & Ingrid Klafehn (Owners) TM # 19.-1-57.6

Mr. Benson presented the plans to the board for a lot line adjustment. Chairperson Brutsch asked owner Ingrid Klafehn for permission for this to happen. She said yes. Board Member Carroll asked for clarification of why there were plans for the septic provided in the Board packet. Chairperson Brutsch explained that she asked for those plans as those items are not shown on the survey plan but are required elements for the Board to consider in its deliberations. All set backs are met, and are larger than 75 ft.

Board Member Wasch made a motion to skip the public hearing and approve the lot line adjustment. Board Member Hanna second the motion. The vote carried as follows:

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

Sketch Plan Conference- Andrew Schrump TM # 19.1-1-13

Applicant is asking to add shed storage to his property.

Mr. Schrump explained that ZEO Hernandez sited him for using his property as a storage for sheds without getting prior approval. Mr. Schrump also explained that the small shed in front of his facility on his property is for Meals on Wheels through the town.

The sheds on the property are already sold and the property is being used as a holding place until the sheds can be delivered. The applicant is asking for an amendment to his prior approval to include shed storage. Chairperson Brutsch explained that she would need a revised narrative which includes shed storage and a clearer sketch showing the new information, with the original information at a grey scale.

Board Member Gawron made a motion to set the application for next month for a preliminary and 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-	Aye
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Information Only

Evan Thaler Null

A presentation was made about the possibility to sub divide property located on Chair Factory Road and bring it into a conservation area. The property is located at 263 Chair Factory Road and consists of 274 acres. Some of the acreage is located in New Lebanon and Canaan. There is currently six houses and one barn on the property. They would like 4 subdivision lots with frontage on Chair Factory Road. The property would be conforming in their opinion. They would like to subdivide the property and sell two newly created vacant lots, then do a conservation development, where the wooded areas would be conserved.

First step: Minor Sub Division

Second Step: Conservation Sub-Division

Chairperson Brutsch suggested they hold a workshop with the applicant, Members Wasch and Young and Attorney Ferradino. She explained that the clerk will be reaching out to them to schedule the workshop.

Minutes Review

April 20,2022

Board Member Hanna made a motion to approve the minutes with corrections requested by Chairperson Brutsch. Board Member Wasch second the motion. The vote carries as follows:

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

Board Member Gawron made a motion to adjourn the meeting at 8:15 PM. Board Member Hanna second the motion. The vote carried as follows:

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