



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
5/18/2022**

Present: Elizabeth Brutsch, Planning Board 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: Stephanie Ferrandino- Town Attorney, 49 members of the community.

I. Call to order:

Chairman Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 8:40 pm.

II. Regular Meeting:

Mr. Schrupp updated his map and narrative. Board Member Wasch stated he would be abstaining as Mr. Schrupp and he have an agreement for landscaping services and he does not want there to be an impression of impropriety. Board Member Gawron made a motion to approve the modification of the site plan. 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-	Abstain
Board Member Young-	Aye

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. The proposed plan reverts back to the 2017 plan that was approved.

A community member asked about the fill. Mr. Didio explained that there is a 2 ½ foot buildup of structural fill, and is contiguous on the storm water pollution plan.

The buildings are 10 feet 5 inches- on the ridge, and 9 feet 6 inches on the edge. There were no specific revisions to the plan that the board had requested at the previous meeting in April. He stated that they have reverted back to installing five small storage buildings.

Board Member Carroll explained that the 2017 approval is void. Prior projects approved over a year ago are not relevant. He also referenced 205 14 Local Law Full SPR. There are serious issues with this project.

Board Chairperson Brutsch asked the board their opinions on the project.

Board Member Gawron - uncertain

Board Member Wasch- against

Board Member Hanna- uncertain

Board Member Carroll- against because it doesn't meet the Local Law.

Board Member Muse- against because it doesn't follow the Comprehensive Plan

Board Member Young- against because it doesn't follow the Comprehensive Plan

Board Chairperson said that it is a permitted use and she doesn't feel like she could deny it on those grounds, however, architecturally, the changes she has asked for at previous meetings were not taken into consideration by the applicant. She asked the applicants representatives to take another look at the roof pitch and different options for siding.

Attorney Hillman stated that his client will not provide a tweak to the plan unless there is a guaranteed approval.

Board Chairperson Brutsch explained that the board is looking for common ground between the board and the applicant. The board is not prepared to vote tonight.

Board Member Carroll added that he sent ideas to Mr. Bervy and Mr. Bervy turned them down.

Attorney Hillman stated that there is undo scrutiny in regards to this project. Mr. Didio stated that they are seeking a vote tonight. A decision should be made tonight.

Board Chairperson asked the rest of the board what they would like to see changed or added to go to a yes vote. Board Member Carroll explained:

- 1- A design that fits into the area
- 2- Adequate screening
- 3- Something attractive

Specific examples have been provided already. Would like to see steeper roof pitches, different siding. These are changes that have been asked for at past meetings.

He also asked the applicants representatives to look at the SPR, as it states what we do not want to see.

Board Member Muse stated that he agreed with Board Member Carroll, and that it comes back to does it look good? Does it feel good?

Board Member Young stated that the plan does not align with the Comprehensive Plan. Board Member Wasch said that although there was an approval in 2017, the board is not bound to that approval. Board Member Gawron said that a use is better than no use, and to look at a different view. Board Chairperson Brutsch would like to see steeper roof pitches. If you provide steeper roofing it would be a yes. The trees that are proposed would also be significant, and you already changed the entrance. Board Member Carroll asked about clapboard siding at the buildings' gable ends. Andy Didio stated that clapboard wouldn't really improve the aesthetics of the buildings.

Board Chairperson asked how deep are the buildings? Mr. Didio replied that they are 30 feet wide. Board Member Hanna said that the plan goes against the Local Law and that it is not desired. Attorney Hillman stated that the board members do not like the use. Board member Muse stated that based on the original and present Comprehensive Plan, they both have the same vision. Based on the Comprehensive Plan

the appearance of the buildings needs to look nice, and it doesn't fit in with the town's character. Town Attorney Ferradino stated that the use is allowed in the district according to the Town Board.

Board Chairperson requested a meeting with the client and his attorney to review specific concerns with the board. A zoom meeting can be scheduled with the applicant, his attorney, town attorney, and board members Muse, Carroll, and Hanna.

Board Chairperson asked Mr. Hillman to reach out to Planning Clerk Bienes with dates of availability. He said he would do so.

Sketch Plan Conference Berkshire Thrift- Tegan Cook TM # 20.-1-1-60.1

Applicant would like a modification to the 2017 site plan approval, Case No: PB 2017-010

Board Member Carroll asked why Tegan was here. The addition to the building is less than 25 feet. Town ZEO attended the meeting via speaker phone. She stated that the reasoning that Tegan was referred to the board was that the storage area is an outside retail addition. She also explained that if the board doesn't believe approval is needed that it is the board's decision. This is an amendment to the prior approval and lies in the decision of the board.

Board member Carroll asked for clarification if it is for storage or a sales point. Applicant Cook explained that it is a 10 x 10 area outside that will store bicycles that would be sold.

Board Member Hanna made a motion to accept as a preliminary and move to a Public Hearing. Board Member Gawron 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

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

Applicant's architect Pat Prendergrast presented the site plan. There was a question in regards to the parking lot entrance. They have added a crosswalk with an added motion light. Handicap spots have also been added. He went over the plan and explained that there is a full bed that the septic system can go in. There is an existing septic system currently but a new one could connect all of the buildings.

Ms. Reichert explained that although the original application was to become an event venue and a museum. It is a museum. They are working with state preservation to preserve artifacts accurately.

Board Member Hanna asked what was holding up a decision on the application. Chairperson Brutach asked the applicant that if it is a museum why advertise on social media as an event venue.

Ms. Reichert explained that the need to generate funds for the restoration of the museum buildings comes from the events.

Board Chairperson Brutsch asked the if anyone present had attended the fundraising event that took place at the venue on April 30th.

Some of the responses were:

- 1- There was no traffic, didn't hear any noise.
- 2- The event was handled beautifully, there were traffic guards present.
- 3- Over 200 people attended. It was well managed, not loud.
- 4- Mr. Sherida greeted each individual guest

Board Member Carroll said that he attended the event. He said that traffic was nothing like that of a Tannery Park event. He also stated that construction and traffic are temporary.

Board Chairperson Brutsch asked the applicants if they would be willing to commit to a sign that reflects the property as 75% Museum, and 25 % for commercial use. Ms. Reichert said yes and that the name is Second Family Museum @ Sassafras Farms.

Board Chairperson requested the applicant to supply the number of events that would take place and a table that includes the events.

Board Member Gawron stated that this project has a positive impact on the economic development to the town, employees, local entertainers, etc. but he is concerned about some of the issues raised by neighbors who have agricultural interests in the area.

It was discussed and agreed that a draft decision document will be circulated for review prior to a vote at the next meeting.

Board Member Carroll made a motion to adjourn the meeting at 9:45 pm. Board Member Wasch 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

Respectfully Submitted,

Michelle Bienes
Planning Board Clerk