



**Town of New Lebanon
Planning Board of Minutes – unapproved
7/20/2022**

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

Absent: None

Others Present: Stephanie Ferrandino- Town Attorney, nine 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 7:10 pm.

II. Regular Meeting/Case Review:

Case No: PB 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 went over the updates to the plan that were made after the last meeting. The stockade fence on the north side of the property was added. The fence would be 6 feet and the plantings at maturation will be minimum 6 feet. The elevation would be raised above the flood plain and extend westwardly towards Route 22 to elevate the planned evergreen trees and for the landscaping stones and flowering plants will be added. Chairperson Brutsch inquired about the plantings between the buildings. Mr. Didio explained that the plantings in between the buildings would cause ongoing maintenance. The applicant would like egress available, and from a practical standpoint, there is not enough value there. The soffit would be designed based on the structure and height of the roof based on the pitch that was changed. The applicant doesn't think he could get a large soffit without redesigning the units. Chairperson Brutsch asked about the overhang that was shown on the drawings. Mr. Didio explained that the buildings the applicant is looking into have a minor overhang. In order to establish a soffit, you would have to do a supplemental piece that is a more challenging and expensive add on piece or they would have to redesign the structure at a significant cost. The applicant has been willing to make improvements where they can be made.

Board Member Carroll stated that there was a prior discussion in regards to the potential for the Shaker Conservancy to add plantings for screening. The Conservancy is not interested in doing so. Mr. Didio Explained that no screening would be needed on the east side. The vegetation present is very dense along the backside of the property. It is 130 feet to the brook.

Board Member Wasch explained that he has spent a lot of time reading the zoning code, specifically Sections 3 & 14. He also referenced the Hadley Case in Saratoga County in regards to the purpose of Site Plan Review. He would vote no.

Board Member Gawron stated that a use is better than no use. He would rather look at a nice screened building than a giant pile of pilings. He would vote yes.

Board Member Gawron made a motion to approve the application. Board Member Carroll second the motion. Board Chairperson Brutsch made a roll call for voting purposes.

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

The vote did not carry. Vote was 3-4-0

Board Chairperson reads the resolution denying the application. (Please see attached)

Board Member Wasch made a motion to approve the resolution denying the application. Board Member Hanna second the motion. The vote was as follows:

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

The vote to approve the resolution denying the application carried 4-3-0

Case No: PB: 2022-012 Lot Line Adjustment- Phillip Gellert TM # 19.1-1-53 & 19.-1-1-61

Applicant would like to remove an interior tax parcel line.

Fred Haley is the acting agent for the applicant. Mr. Haley explained that the property owner would like to put the two lots back together. The back parcel is non-conforming.

Board Member Wasch made a motion to waive the public hearing and approve the application. Board Member Carroll 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

Vote carried 7-0-0

Case No: PB: 2022-014 Lot Line Adjustment- Karl B. Chittenden TM # 9.-1-360 & 19.-1-23.2

Applicant is requesting a lot line adjustment between two farms, no new construction.

Fred Haley was the representative for the application. The lot line adjustment is between 2 farms, 2 buildings, no construction.

Board Member Gawron made a motion to waive the public hearing and approve the lot line adjustment. Board Member Carroll 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

Vote Carried 7-0-0

Case No: PB 2022-015 Minor Subdivision- West Family Land, LLC TM # 29.-1-20

Applicant is applying for a 4- lot minor subdivision with subsequent conservation subdivision to create independent lots for 6 existing buildings.

Applicant Evan Null summarizes the plan.

Lot # 1-

- Explore ways to preserve the property
- Goals to protect the land & protect the agriculture and wood land and rehabilitate the historic buildings & create structures that would be conforming. They will be conforming and individually owned homes (6 homes, 1 lot)
- Minimal change & protect existing property

Lot #2-

- Flag lot, this is for a proposed driveway (with a possibility of conservation development) 38 acres in New Lebanon, 168 acres in Canaan

Lot # 3-

- There are 45 acres that exist in New Lebanon which consists of 5 existing 5 homes and a barn. The applicant would like to eventually convert the barn into a residence, there is no new construction.

Lot # 4-

- This is a flag lot that provides frontage and a driveway access to an existing home

In the 4-lot minor sub division lot 1 is the only with proposed new construction by a future buyer, it is a single-family home on 10 acres and is a conforming lot with frontage.

Chairperson Brutsch requested the applicant to submit a new map which is color coded by lot, and enlarge the portion that New Lebanon is in.

Attorney Ferradino requested the applicant to submit a long form EAF along with the 2 attached computer generated pages at the end of the form.

Board Member Gawron made a motion to send the application to the county Planning Board for approval and approve the map as preliminary. Board Member Muse 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

Vote carried 7-0-0

Board Member Wasch made a motion for to send the application to a public hearing. Board Member Carroll 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

Vote Carried 7-0-0

IV. Minutes Approval

Board Member Wasch made a motion to approve the June 15, 2022 Public Hearing & Regular Meeting minutes. Board Member Jim 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

Board Chairperson Brutsch made a motion to adjourn the meeting at 8:49 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