



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
10/19/2022**

Present: Elizabeth Brutsch Planning Board Chairperson
Jim Carroll Planning Board Member
Greg Hanna Planning Board Member
Josh Young Planning Board Member
Monte Wasch Planning Board Member

Absent: Brent Gawron- Planning Board Member, Steven Muse- Planning Board Member

Others Present: ZEO- Cissy Hernandez, CEO-Jeff Hattat, Stephen Houghtling- LVPA Fire Chief, Ed Godfroy- LVPA President, three 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 7:20 pm.

II. Regular Meeting:

Case No: PB: 2022-017 & PB: 2022-018 SP/SPR – Carol Reichert TM # 30.-1-9-100

Applicant is seeking approval for a short-term rental for the Stone House & Caretaker’s Cottage

Board Chairperson Brutsch stated that the applicant provided an updates map which shows the parking, the existing septic and well.

The formal decision document will be provided.

Board Member Hanna made a motion to approve the application as a preliminary approval pending the decision document. Board Member Wasch second the motion. The vote carried as follows:

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

Case No: PB 2022-019 SP/SPR -LVPA TM # 18.-1-77

Board Chairperson Brutsch went through the engineer’s comments that were provided. (see attachment)

The applicant responded to the engineers’ comments. Mr. Godfroy explained that there are no changes to the survey map dated December 2014. There have been no changes to the lot lines. The posts for the

fencing will be installed as far down as they can be. The fulcrum will be ground level. All materials can be compacted. Snow will be removed from the structure. The fencing will be 6 foot high with an 8 foot post.

Chairperson Brutsch asked if the actual fence would be made up of wood slats. Mr. Godfroy stated that the fence would be made up of wood slats. The slats would not be tight, and there will be landscaping around the fencing. Godfroy explained that small evergreen trees or arpaides will be planted.

Mr. Godfroy explained that the generator would be off to the side of the dumpster and ballads could be installed off to the side. . There will be an opening to the side to the generator. A wall can be put in between them to separate them. Chairperson Brutsch stated that she would like to see ballads or a fence separating the two, but she didn't have a preference of either one. She also clarified that the generator needs to be protected from the dumpster.

The septic system was installed in the early 1970's. The inspection date is unknown. The septic was pumped in the early 1990's. The septic is not cracked. Chairperson Brutsch asked the applicant if they could have the septic inspected prior to the building. Mr. Godfroy said they can have it tested.

The handicapped parking spots are sufficient and the doors on the building will be handicap accessible. The Lebanon Valley Protective Association will be retaining ownership. In the case of the fire department ever having to close ownership would go back to the American Legion.

As per the town engineer, he would like to see a concrete pad under the dumpster. The board reads the revised short form. The American Legion Hall as to be demolished per the building inspector due to the deterioration to the sub wall. That building will be erected at another time. It is not part of this project.

Chairperson Brutsch asked the applicant to update the proposed map including that the American Legion Hall will be demolished but the foundation will be used in the future project.

Board Member Carroll asked about the sign that is present at the current firehouse. Mr. Godfroy explained that the stay at that building because the town will be utilized those facilities. There are no plans for a new sign at this time at the new location.

Chairperson Brutsch requested that the oil separator be drawn on the map. She requested the applicant to ask his engineer what he feels would be best.

Case No: PB 2022-020 Site Plan Review- Ashley Zapp- FFM Group LLC. 19.2-1-69

Applicant would like to open a retail market in the Tilden Plaza

The applicant explained that the dumpster was added on the map. The parking lot has a temporary fix but a permanent fix will be made before the store opens. Chairperson Brutsch requested that the flood light at the end of the building be changed. The applicant stated that they will replace the flood light will a standard light.

Board Member Wasch asked if the applicant would install directional signs at the entrance and exit, The applicant said they would install directional signs and that they would also have the directional arrows painted on the black top.

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

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

Board Member Wasch asked if the public hearing could take place at the special meeting. The board agreed that would be fine. Board Chairperson Brutsch mentioned that the county would need to be notified by the clerk because the property is located on Route 20.

Board Member Hanna made a motion to authorize Chairperson Brutsch to have Planning Board Clerk Bienes notify county. Board Member Carroll second the motion. The vote carried as follows:

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

Approval of Minutes

September 21, 2022

Chairperson Brutsch made an amendment to the minutes to include the executive session.

Board Member Hanna made a motion to accept the minutes as amended. Board Member Wasch second the motion. The vote carried as follows:

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

Board Member Hanna made a motion to adjourn the meeting at 8:00 pm. Board Member Wasch second the motion. The vote carried as follows:

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

Michelle Bienes
Planning Board Clerk