



Town of New Lebanon

Planning Board Public Hearing Minutes –Approved

January 18, 2017

Present: Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Wes Powell, Planning Board Member
Ray Hermann, Chairman

Absent: Michael Blatt, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: David Henry, Jason Peterson, J.J. Johnson-Smith, Kymbirtie Henry, Michael Brutsch, Dawn Brutsch, Elizabeth Brutsch, Rose Viggiano, Anthony Ward, and Jeremy Weis

Case No.: PB-2016-005 – 576 Wadsworth LLC – (TM# 27.-1-30 & 87.2)

Request for a two lot minor subdivision with lot line adjustment to merge lot 87.2 with lot 3

Agent: Jason Peterson, Surveyor

Map date: October 27, 2016

Chairman Hermann called the Public Hearing to order at 7:35 pm.

Rose Viggiano said she had some concerns about the wetlands that is 40 acres behind the property in question. Jason informed her the owner wants to sell all the land to one buyer that buys the house. Other concerns are for building on the land. Jason also said that the owner has no intentions of building up the land. They asked why is the owner subdividing the land. Jason told them that the owner wants the piece to have the view so that no one can build on it. All the questions were answered at the moment and the public left.

Adjournment:

Chairman Hermann adjourned the Public Hearing at 7:50pm

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon

Planning Board regular meeting minutes-approved
January 18, 2017

Present: Ray Hermann, Chairman
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Vacant, Planning Board Member

Absent: Michael Blatt, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: David Henry, Jason Peterson, J.J. Johnson-Smith, and Kymbirle Henry

Case No.: PB-2016-005 – 576 Wadsworth LLC – (TM# 27.-1-30 & 87.2)

Request for a two lot minor subdivision with lot line adjustment to merge lot 87.2 with lot 3

Agent: Jason Peterson, Surveyor

Map date: October 27, 2016

Chairman Hermann called the regular meeting to order at 7:51pm. Upon close of the public hearing the board reviewed the SEQR form and a motion was granted to issue a Negative Declaration by Greg Hanna and seconded by Bob Smith. The vote carried as follows

Ray Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Absent
Vacant	

Wes Powell motioned to accept the 2 lot subdivision and it was seconded by Greg Hanna and the vote carried as follows:

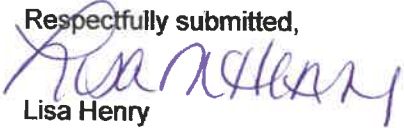
Ray Hermann,	Aye
Greg Hanna	Aye
Wes Powell,	Aye
Bob Smith	Aye
Michael Blatt	Absent
Josh Schuster,	Absent
Vacant	

Upon review of the November minutes Wes Powell made a motion to approve and it was seconded by Bob Smith. The vote carried as follows:

Ray Hermann, Aye
Greg Hanna, Aye
Wes Powell Aye
Bob Smith, Aye
Michael Blatt, Absent
Josh Schuster, Absent
Vacant

Chair Hermann declared the meeting adjourned at 8:15.

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY	
Application Number	PB-2017-000
Application Received	02.07.2017
Date of Public Hearing	
Date Notice Published:	
Eastwick Press Columbia Paper	
Date of Abutter Notification	
Date of County Referral	
Date of Approval	02.15.2017
Decision Filed w/Town Clerk	02.15.2017

At a meeting of the Planning Board and upon conducting
 A duly noticed public hearing on **February 15, 2017**,
 I certify that the Town of New Lebanon Planning Board
 Voted to approve C T Male as the Engineer for this Project.

Dunkin Donuts
 (Applicant name)

Plan Information	
Map date:	02.07.15
Rev. 1:	n/a

For property located at: 34 Trotter Rd Selkirk, NY 12158
 Tax map no.: 19.2-1-28.110 – 19.-1-49.100

By: *Rusan Henry*
 (Planning Board Secretary)

Date: 2/15/17

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	x			
Member:	Michael Blatt	x			
Member:	Vacant				
Member:	Greg Hanna	x			
Member:	Wes Powell	x			
Member:	Josh Schuster			x	
Member:	Bob Smith	x			



Town of New Lebanon

Planning Board regular meeting minutes –Approved
February 15, 2017

Present: Ray Hermann, Chairman
Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Vacant, Planning Board Member

Absent: Josh Schuster, Planning Board Member

Others Present: David Henry, Jason Peterson, J.J. Johnson-Smith, Kymbirle Henry,
Paul McCreary, and Cynthia Creech

Chairman Hermann called the regular meeting to order at 7:30.

Minutes:

Upon review of the December Public Hearing and the Regular Meeting minutes a motion was made by Bob Smith to approve the minutes as submitted and it was seconded by Chairman Hermann. The vote carried as follows:

Ray Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Vacant	

Upon review of the January Public Hearing and Regular minutes a motion was made by Wes Powell to approve the minutes as submitted and it was seconded by Chairman Hermann the vote carried as followed:

Ray Hermann,	Aye
Greg Hanna	Aye
Wes Powell,	Aye
Bob Smith	Aye
Michael Blatt	Aye
Josh Schuster,	Absent
Vacant	

Dunkin Donuts: Sketch Plan Conference

Paul McCreary being the town's normal engineer, the town will need to find another engineer for this project. Paul McCreary submitted the plans for the board to review. The Dunkin Donuts will be a stand-alone building of about 1800 square feet the east side of Stewarts using 2 acres total of the lot. David Leal the owner of this Dunkin Donuts is wanting to relocate to New Lebanon for more business. It was

asked by the board as to what the building would look like and the applicant submitted two different pictures as to what it may look like after being finished both seem to be cottage style (See Attached). Greg Hanna asked about the lighting. The applicant told the board that the signs were lit internally and cast upwards and they would be lit from open to close (5 am to 11 pm). Wes Powell asked about a light layout and the applicant submitted a picture of the signage layout. The applicant also stated that it would only have one way in and out with the out traffic having either a left or right hand turn only. Bob Smith asked if he had conducted a traffic study the applicant stated that he didn't think that one was required by DOT but that there was a website with the data and if DOT decides it is a requirement the applicant will have it done. Bob Smith had mentioned his concern about the effect it is going to have on the small businesses like Blueberry Hill, Buckey's, and Kendall House. Bob Smith also stated that Stewarts stepped up when there was no grocery store. The applicant made the statement that the water is a transient non water supply and not a community water supply and nothing is made at the facility. The board asked for a more detailed plan for the next meeting and suggested angle parking rather than straight parking. Greg Hanna made a motion to accept the sketch plan meeting and Wes Powell seconded the motion and it carried as follows:

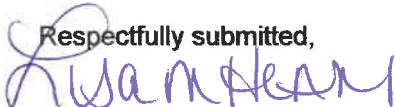
Ray Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Abstain
Michael Blatt,	Aye
Josh Schuster,	Absent
Vacant	

Chairman Hermann asked the ZEO if there were any Engineer recommendations due to the fact that our town engineer couldn't be used for the project. The ZEO stated that she had been in contact with CT Male. A motion was made by Wes Powell to take CT MALE as the Engineer and it was seconded by Greg Hanna and it carried as follows

Ray Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Vacant	

A motion was made by Chairman Hermann to adjourn the meeting at 8:05 pm Wes Powell accepted the motion and Greg Hanna seconded it.

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon

Planning Board regular meeting minutes –approved
March 15, 2017

Present: Ray Hermann, Chairman
Josh Schuster, Planning Board Member
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Vacant, Planning Board Member

Absent: Michael Blatt, planning Board Member

Others Present: Fred Haley, J.J. Johnson-Smith, Brian Criscion, Cynthia Creech, David Leal,
Paul McCreary, and Russ Francis

Chairman Hermann called the regular meeting to order at 7:40pm.

Minutes:

The Board postponed reviewing the February minutes until next meeting.

Sketch Plan Conference- (pre-application meeting)

Route 43 Auto. (18.-1-11) Request for sketch plan conference for Auto sales/ Repair. Automotive repairs etc. Map date; 3/27/2017

Brian Criscion stated the business is the same existing as before. The property has been used as a car lot forever. A motion was made by Bob Smith to accept the Sketch plan as submitted no modifications required and Greg Hanna seconded it. The Board recommended that the applicant return with an official application. The Motion carried as follows.

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Vacant	

Case No: PB-2017-000- Dunkin' Donuts (19.2-1-49.100& 19.-1-28)

Request for Site Plan Review and boundary line adjustment between the above properties for a standalone Dunkin' Donuts.

Agent: Paul McCreary; Property Owner: KB Chittenden; Map Name: Dunkin' Donuts Legal management Company, LLC

Map Date: 03/02/2017

Bob Smith stated that the Dunkin Donuts did not fit into the comprehensive plan. Chairman Hermann asked him how that is. Mr. Smith said "because it's a chain store". Family Dollar went into an existing building where a grocery store use to be. Chairman Hermann said he didn't see how that was violating the spirit of the Comprehensive Plan. Greg Hanna stated that chain stores are not mentioned in the

comprehensive plan only box stores. Wes Powell stated that technically it's not a chain store because the owner only owns two stores in name only. Paul McCreary stated that he found no mention of chain stores in the Comprehensive only Big Box Stores. The site plan is very small. The store is less than 1800 square feet which is less than most houses.

In terms of what the Dunkin Donuts brand means, Dunkin Donuts does not own it Mr. Leal owns it but has to buy Dunkin Donut products, that's the extent of the relationship. Bob Smith stated that he disagrees with Mr. McCreary. Chairman Hermann asked Mr. McCreary if he reviewed the Town Engineer's letter. Mr. McCreary said he just looked at it and it was what he had expected for the preliminary submissions. He stated also that the DOT submissions will answer some of the question. Bob Smith asked if the DOT signed off. Mr. McCreary said yes for the driveway cuts and their review is underway. Everything will be addressed by the time the final plan is submitted. Chairman Hermann asked if the Chittenden property is cleared to be sold and Mr. Leal said that they are waiting to close. Mr. McCreary stated that they will need the exact metes and bounds after the lot line adjustments are approved in order to move forward with closing.

Clerical note: ZEO spoke with Mr. McCreary afterward to request that all directional signage be directional in nature (i.e.: No "see you soon" or "welcome back" etc.)

Discussions involving lighting revealed that the main parking lights will only be on during business hours and maybe some low lighting on all night for security.

During SEQRA discussion Mr. McCreary stated that it's neither a 1 nor 2 listed action under SEQRA there is not a lot of impact.

Greg Hanna made a motion to accept the plan as a preliminary and schedule a Public hearing for next month's meeting. Wes Powell seconded the motion that carried as follows

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Vacant	

Case No.: PB- 2017-001- Patch/ Artemis Farm. LLC (19.-1-71.12&19.2-1-89)

Request for boundary line adjustment between the above noted properties.

Agent: Fred Haley: Map Name: Lands of Artemis Farms, LLC and Christine A. Patch & Paul E. Patch

Map Date: 02/27/2017

The request for the boundary and lot line adjustment has been presented tonight because the abutter's driveway, shed and garage are on the property of Artemis Farms. Cynthia Creech owner of Artemis Farms is applying for a conservation easement which does not allow encroachments which is why she is applying for the boundary and lot line adjustment. Fred Haley, agent for Artemis Farms, stated that there is really nothing legally that can be done because it has existed for so long.

Greg Hanna moved to waive a Public Hearing and to approve the LLC as submitted and Josh Schuster seconded the motion. A motion was also made by Wes Powell to approve the lot line and Bob Smith seconded it and the Motion carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye

Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Vacant	

The meeting was adjourned by Chairman Hermann at 8:30 pm.

Respectfully submitted,



Cissy Hernandez, ZEO
Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
Planning Board
DECISION

FOR OFFICE USE ONLY	
Application Number	PB-2017-001
Application Received	3/10/17
Date of Public Hearing	n/a
Date Notice Published:	N/A
Eastwick Press	
Columbia Paper	
Date of Abutter Notification	n/a
Date of County Referral	n/a
Date of Approval	3/15/17
Decision Filed w/Town Clerk	3/20/17

I certify that the Town of New Lebanon Planning Board Voted to waive a Public Hearing on **March 15, 2017** and Approve the LLC as submitted. A Decision was also made to approve the lot line.

Christine Patch
(Applicant name)

Plan Information
Lands of Artemis Farms
And Lands of Christine A. Patch
New Lebanon, NY

For property located at: Lovers Lane, New Lebanon
Tax map no.: 19.-1-1-71.12 & 19.2-1-89

Map date:	2/27/2017
Rev. 1:	n/a

By: *Lisa M. Kearney*
(Planning Board Secretary)

Date: 3/19/17

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	x			
Member:	Michael Blatt			x	
Member:	vacant				
Member:	Greg Hanna	x			
Member:	Wes Powell	x			
Member:	Josh Schuster	x			
Member:	Bob Smith	x			



Town of New Lebanon

Planning Board regular meeting minutes –Approved
April 19, 2017

Present: Ray Hermann, Chairman
Josh Schuster, Planning Board Member
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member

Absent: No Members were absent

Others Present: David Henry, J.J. Johnson-Smith, Judy Zimmer, Karen Moore, Jonah Millet, Winfried Fuchshoten, Cynthia Creech, Paul McCreary, David Leal, Deb and Phoebe, Laura Reed, Kathleen Millet, Gary Millett, Mark Baumli, Lenore Ginsberg, Jimmy Monsonis, Gary Tuttle, Josh Ewing, Helen Burton, Christine Dreyfus and Amy Blatt

Upon close of the public hearing Chairman Hermann called the regular meeting to order at 8:30

Case No.: PB-2017-000- Dunkin' Donuts (19.2-1-49.100 & 19.-1-28.110)

Request for Site Plan Review and boundary line adjust between the above noted properties for a stand-alone Dunkin' Donuts at parcel no.: 19.2-1-49.100

Agent: Paul McCreary

Map: CS-1 (Cover Sheet), EC-1 (Existing Conditions), SP-1 (Site Plan), GP-1 (Grading Plan), LA-1 (Landscape Plan, LI-1 (Lighting Plan), SD-1 (Site Details1), SD-2 (site Details 2), SSC-1 (Soil & Sediment Control Plan), SSC-1 (Soil & Sediment Control Details)

Map date: 04.07.2017

Wes Powell Made a motion to have clerk send information to the County for review, Josh Schuster second the motion and it carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Greg Hanna made a motion for the clerk to send the information to the Town Engineer for review, Bob Smith seconded the motion and it carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye

Josh Schuster, Aye
Elizabeth Brutsch Aye

Continuing until next month for SEQR review after the County and Town Engineer have time to review the case.

Case No: PB- 2017-002 Route 43 Auto (18.-1-11) Automotive repairs etc. Map date: 3/27/2017

Request for Site Plan Review to operate used car sales and automotive repairs.

They did not show up for the meeting. The board has decided to continue the case until next month.

Case No: PB- 2016-005 576 Wadsworth Road LLC (27.-1-30&27.-1-87.2)

2016-005 was null and void due to not meeting County deadline therefore the applicants are asking for reapproval of same.

The Board has restamped the maps from the previous case back in January.

New Lebanon Farmers Market (Proposed Location)

Requesting a sketch plan conference to relocate the Farmer's Market to the Gallup Inn/(former OTB) parking lot located at 519 State Route 20

The Applicant explained the proposed location of the farmers Market and the area. Ms. Brutsch Asked about parking spots and she was shown that there would be plenty of parking. The board asked about operating dates and they are from June to October. The Board asked her to show the area for the portapotty and the overflow tent. Also make sure that there is a name on your map.

Bob Smith made a motion to accept the sketch plan and set the public hearing for next month and the motion was seconded by Wes Powell and the vote carried as follows:

Chairman Hermann, Aye
Greg Hanna, Aye
Wes Powell Aye
Bob Smith, Aye
Michael Blatt, Aye
Josh Schuster, Aye
Elizabeth Brutsch Aye

Town Request Recommendation: On Local Law #1 Chapter 205 on Solar

Town respectfully request planning board recommendation on Local Law #1 Chapter 205 on Solar.

Bob Smith made a recommendation that the Town Board approve Local Law #1 Chapter 205 on Solar and it was seconded by Elizabeth Brutsch. The vote carried as follows:

Chairman Hermann, Aye
Greg Hanna, Aye
Wes Powell Aye
Bob Smith, Aye
Michael Blatt, Aye
Josh Schuster, Aye
Elizabeth Brutsch Aye

Minutes:

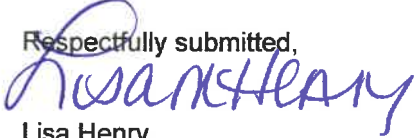
Upon review of the March 15, 2017 minutes Bob Smith made a motion to approve the minutes as

submitted and it was seconded by Wes Powell. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

The meeting was adjourned by Chairman Hermann at 9:05 pm

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
Planning Board
DECISION

FOR OFFICE USE ONLY	
Application Number	PB-2016-005
Application Received	11.01.16
Date of Public Hearing	01.18.17
Date Notice Published:	
Eastwick Press	12.01.16
Columbia Paper	12.02.16
Date of Abutter Notification	11.28.16
Date of County Referral	n/a
Date of Approval	4/19/17
Decision Filed w/Town Clerk	4/24/17

The New Lebanon Planning Board made the decision to Restamp the maps for the Applicant at the April 19, 2017 Meeting.

576 Wadsworth LLC
(Applicant name)

Plan Information	
LANDS OF WADWORTH LLC MINOR 2 LOT SUBDIVISION PLAN BOUNDARY LINE ADJUSTMENT New Lebanon, NY	
Map date:	10.27.16
Rev. 1:	12.20.16

For property located at: 576 Wadsworth Road New Lebanon
Tax map no.: 27.-1-87.2, 27.-1-30

By: *Rosa McHenry*
(Planning Board Secretary)

Date: 4/20/17

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	x			
Member:	Michael Blatt	x			
Member:	Elizabeth Brutsch	x			
Member:	Greg Hanna	x			
Member:	Wes Powell	x			
Member:	Josh Schuster	x			
Member:	Bob Smith	x			



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF
THE TOWN OF NEW LEBANON HELD ON April 19th 2017
REQUEST MADE BY DUNKIN DONUTS ON April 19th 2017TM# (19.2-1-49.100&19.-1-28.110)
FOR A SITE PLAN REVIEW AND LOT LINE ADJUSTMENT**

Present: Ray Hermann, Chairman
Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Wes Powell, Planning Board Member
Elizabeth Brutsch, Planning Board Member

Absent: No Members were absent.

Others Present: David Henry, J.J. Johnson-Smith, Judy Zimmer, Karen Moore, Jonah Millet, Helen Burton Christine Dreyfus, Amy Blatt, Winfried Fuchshoten, Cynthia Creech, Paul McCreary, David Leal, Deb and Phoebe, Laura Reed, Kathleen Millet, Gary Millett, Mark Baumli, Lenore Ginsberg, Jimmy Monsonis, Gary Tuttle, and Josh Ewing

Case No.: PB-2017-000- Dunkin' Donuts (19.2-1-49.100 & 19.-1-28.110)

Request for Site Plan Review and boundary line adjust between the above noted properties for a stand-alone Dunkin' Donuts at parcel no.: 19.2-1-49.100

Agent: Paul McCreary

Map: CS-1 (Cover Sheet), EC-1 (Existing Conditions), SP-1 (Site Plan), GP-1 (Grading Plan), LA-1 (Landscape Plan, LI-1 (Lighting Plan), SD-1 (Site Details1), SD-2 (site Details 2), SSC-1 (Soil & Sediment Control Plan), SSC-1 (Soil & Sediment Control Details)

Map date: 04.07.2017

Chairman Herman called the public hearing to order at 7.33 pm.

Engineer Paul McCreary gave a brief overview of the project to the public. The hearing was then opened to the public for comment. JJ Johnson Smith, Karen Moore, Gary Millet, Lenore Ginsberg, Joshua Ewing, and Jonah Millet all spoke in opposition to the action. Any /all written communications received are on file and a matter of public record.

The public hearing was adjourned at 8:20pm by Chairman Herman.

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon

Planning Board regular meeting minutes ~~Unapproved~~ *Approved.*
May 17, 2017

Present: Ray Hermann, Chairman
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Michael Blatt Planning Board Member

Absent: Josh Schuster, Planning Board Member

Others Present: David Henry, J.J. Johnson-Smith, Cynthia Creech, Paul McCreary
Kymbirle Henry, Conrad Coon Pat Prendergast, and Chelsea Vigue

Upon close of the public hearing Chairman Hermann called the regular meeting to order at 7:34 pm

Case No: PB-2017-004-New Lebanon Farmers Market (19.2-1-1-58.2

Requesting a sketch plan conference to relocate the Farmer's Market to the Gallup Inn/(former OTB) parking lot located at 519 State Route 20.

Chairman Hermann asked about SEQR needing to be done Greg Hanna stated that he didn't think that in this case it was required and the rest of the Board agreed.

A motion was made by Wes Powell and seconded by Bob Smith to approve the Site Plan Review.

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Case No.: PB-2017-000- Dunkin' Donuts (19.2-1-49.100 & 19.-1-28.110)

Request for Site Plan Review and boundary line adjust between the above noted properties for a stand-alone Dunkin' Donuts at parcel no.: 19.2-1-49.100

Agent: Paul McCreary

Map: CS-1 (Cover Sheet), EC-1 (Existing Conditions), SP-1 (Site Plan), GP-1 (Grading Plan), LA-1 (Landscape Plan, LI-1 (Lighting Plan), SD-1 (Site Details1), SD-2 (site Details 2), SSC-1 (Soil & Sediment Control Plan), SSC-1 (Soil & Sediment Control Details)

Map date: 04.07.2017

Chairman Hermann stated that we have received the letter from the Columbia County Planning Board and have given us jurisdiction and all other requirements have been met. We can continue with the SEQR.

Upon SEQR review the Planning Board declared a Negative Declaration on the Site Plan contingent on outside agency approval..

A motion was made by Wes Powell to approve the final site plan and Michael Blatt seconded the vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Case No: PB- 2017-002 Route 43 Auto (18.-1-11) Automotive repairs etc. Map date; 3/27/2017
Request for Site Plan Review to operate used car sales and automotive repairs.

The Applicant failed to appear this month and the Board asked that the ZEO reach out to the Applicant.

Town Request Recommendation: On Local Law #1 Chapter 205 Public Notice Publication

Town respectfully request Planning Board recommendation on Local Law #1 Chapter 205 Public Notice Publication.

Wes Powell made a motion to recommend that the Town Board approve Local Law #1 Chapter 205 on Public Notice Publication and it was seconded by Greg Hanna. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Minutes:

Upon review of the April 19, 2017 minutes Wes Powell made a motion to approve the minutes as submitted and it was seconded by Bob Smith. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Sketch Plan Conference Jo Jo's Dream (19.2-1-88.1)

Requesting a sketch plan conference for 3 Storage Buildings at 658 State Rd. 20
Agent: Pat Prendergast
Map Date: 5/5/2017
Owner: Conrad Coon

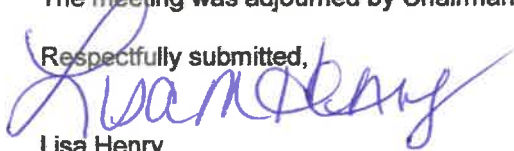
Conrad and Lukas Conn are requesting the Site Plan Review of a Storage Unit Business located at 658 State Route 20. On behalf of Mr. Coon Pat Prendergast presented the Site Plan to the Board for the

facility with 3 storage buildings indicating that the Theater barn would remain as well as the structure next to it that is an office /garage combo, the small yellow building will be demolished. The land is about 20.48 acres. The DEC had to do some land clean up before Mr. Coon could purchase the land due to contamination. On the map it shows a piece of the land which DEC deeded restricted area and Mr. Coon will supply a copy of that deed for our records. The project will have gravel roadways throughout, with 90 unit's total. Ms. Brutsch about signs and Mr. Coon stated that they would not be putting any signage up. The board asked for research on the septic and to locate on the map. Chairman Hermann asked that Mr. Prendergast make the front of the map clearer. Wes Powell asked about the lighting and asked that it be showed on the map. The Board also directed that the applicant reach out to the DOT.

A motion was made by Bob Smith to accept the Sketch Plan with the additional information to be provided at next month's meeting, seconded by Wes Powell

The meeting was adjourned by Chairman Hermann at 8:15 pm

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY	
Application Number	PB-217-004
Application Received	04/12/2017
Date of Public Hearing	05/17/2017
Date Notice Published:	04/26/2017
Date of Abutter Notification	na
Date of County Referral	na
Date of Approval	05/17/2017
Decision Filed w/Town Clerk	05/17/2017

At a meeting of the Planning Board and upon conducting
 A duly noticed public hearing on **May 17, 2017**,
 I certify that the Town of New Lebanon Planning Board
 Voted to approve the Site Plan submitted by:

New Lebanon Farmers Market
 (Applicant name)

Plan Information	
Map date:	05/17/17
Rev. 1:	n/a

For property located at: 519 State Route 20
 Tax map no.: 19.2-1-58.2

By: *Rosa M. Stearns*
 (Planning Board Secretary)

Date: *5/17/17*

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	X			
Member:	Michael Blatt	X			
Member:	Elizabeth Brutsch	X			
Member:	Greg Hanna	X			
Member:	Wes Powell	X			
Member:	Josh Schuster			X	
Member:	Bob Smith	X			



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY

Application Number	PB-2017-000
Application Received	03/02/2017
Date of Public Hearing	04/19/2017
Date Notice Published:	03/24/2017
Date of Abutter Notification	04/08/2017
Date of County Referral	04/26/2017
Date of Approval	05/17/2017
Decision Filed w/Town Clerk	05/18/2017

At a meeting of the Planning Board held on **May 17, 2017** and upon conducting a duly noticed public hearing on **April 19, 2017**, I certify that the Town of New Lebanon Planning Board voted to approve the Site Plan review contingent on outside agency approval on the request of:

Dunkin' Donuts
 (Applicant name)

Plan Information

Map date:	04/07/2017
Rev. 1:	n/a

For property located at: Route 20 New Lebanon, NY
 Tax map no.: 19.2-1-49.100

By: Lisa M. Henry
 (Planning Board Secretary)

Date: 5/17/17

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	X			
Member:	Michael Blatt	X			
Member:	Elizabeth Brutsch	X			
Member:	Greg Hanna	X			
Member:	Wes Powell	X			
Member:	Josh Schuster			X	
Member:	Bob Smith	X			



TOWN OF NEW LEBANON
PLANNING BOARD

**RECOMMENDATION TO THE TOWN BOARD
FOR LOCAL LAW NO. 1 OF THE YEAR 2017 A LOCAL LAW AMENDING
CHAPTER 205
OF THE TOWN CODE OF NEW LEBANON CODE ENTITLED "ZONING"
(Public Notice Publications)**

At a duly called meeting of the Planning Board held on May 17, 2017 the referenced proposed Local Law was considered for recommendations at the request of the Town Board.

Upon the following roll call vote the Planning Board recommended approving the Local Law as submitted:

Chairman Ray Herrmann	Aye
Bob Smith	Aye
Michael Blatt	Aye
Elizabeth Brutsch	Aye
Josh Schuster	Absent
Wes Powell	Aye
Greg Hanna	Aye

Lisa Henry for Chairman Herrmann.

Lisa Henry for Chairman Ray Herrmann
Planning/Zoning Clerk



Town of New Lebanon

Planning Board regular meeting minutes –Approved
June 21, 2017

Present: Ray Hermann, Chairman
Greg Hanna, Planning Board Member
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Josh Schuster, Planning Board Member

Absent: Michael Blatt, Planning Board Member

Others Present: David Henry, J.J. Johnson-Smith, Cynthia Creech, Lukas Coon,
Conrad Coon, Pat Prendergast, Bill Black, Fred Haley,

Chairman Herman called the regular meeting to order at 7:35 pm

Case No: PB-2017-005 Jo Jo's Dream (19.2-1-88.1)

Agent: Pat Prendergast

Map Date: June 15, 2017

Owner: Conrad Coon

Pat Prendergast updated the Board of the questions that they had from last month. The applicant found the septic in the front lawn not near the storage buildings. Mr. Prendergast also said that he contacted DOT and the will be doing a curb cut and paving. He stated that they sent the plans to DOT and are waiting to hear back from them. The applicant said the site Lighting will be 4 new L.E.D. Lights that shine down. Ms. Brutsch asked the applicant to add a light to the back of the office. If the light exists please put it on the map. Chairman Hermann asked how high the berm was and Mr. Coon stated it was about 3ft. and also if there was any power going to the buildings. The applicant stated that there will be no power to the building. The Applicant also submitted a picture of the color of the building which is blue roofs and red doors. Greg Hanna asked if there were any plans to grow. Lukas Coon stated that right now no plans to grow but hoping that possibly maybe a grocery store or a dollar tree will go in on the other part of the parcel. Greg Hanna also asked how many units can go on the property. Mr. Coon said about 1500 units.

A motion was made by Wes Powell to send the project to county and the Public Hearing was set for July 19, 2017 at 7:30pm. Seconded by Bob Smith, and the vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No.: PB-2017-006 Amlaw Minor Subdivision (20.1-1-8& 20.-1-10)

Proposing a subdivision of land totaling 21.82 acres into two parcels. One for a house at 3.23 acres and the remaining being 19.05 acres.

Map Date: May 10, 2017

Owner: Fred Amlaw
Surveyor: Carl Mayuszek

The Applicant explained that they purchased Ms. Hashers lot in order to provide the required 60 foot road front where a driveway could be installed if and when parcel two is bought. Chairman Hermann stated that when map is stamped that parcel two would be designated as not perked because of there is no septic on the property. Greg Hanna wanted to know if the lot line went through the shed and the kennel. The applicant stated that there is a small shed but there is no kennel. Chairman Hermann requested that the kennel be taken off the map and to ID the small lots for next meeting.

A motion was made by Wes Powell to accept the Two Lot Subdivision as a preliminary and to set the Public hearing for July 19, 2017 at 7:30 pm. Seconded by Josh Schuster. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No. PB-2017-007 Kolonics Builders (19.-1-52)

Requesting a Minor three lot subdivision.

Surveyor: Fred Haley

Map Date: May 17, 2017

Owner Stephen Kolonics

Chairman Hermann asked if the applicant was going to perk lots two and three. The applicant stated he was not. The Board agreed that the plans were in order. There was nothing more needed for next meeting.

A motion was made by Wes Powell to accept as a preliminary and the Public Hearing was set for July 19, 2017 at 7:30 pm. Seconded by Bob Smith. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Sketch Plan Conference Bill Black (7.-2-19)

Requesting a Sketch plan conference for used vehicles and equipment sales.

The applicant told the Board that the property under contract to purchase is 1615 Route 20. The applicant explained to the Board what he is proposing to do with the property. He wants to use the building just for storage especially during the winter months and also as a used car sales when he has a few to sell. He also told the Board He wanted to sell vehicles or equipment as they arise. The applicant also stated that he has reached out to DOT and is willing to do all the requirements needed which is black top and curbing. He stated that there will be no mechanical work done at the site. It's just for storage. Chairman Hermann asked if the Board had any questions. There were none.

Wes Powell made a motion to accept the project as a preliminary and the Public hearing was set for July 19, 2017 at 7:30 pm. Seconded by Bob Smith. The Vote carried as follows.

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No: PB- 2017-002 Route 43 Auto (18.-1-11) Automotive repairs etc. Map date: 3/27/2017

Request for Site Plan Review to operate used car sales and automotive repairs.

The Applicant failed to appear this month for the third time and the board was not inclined to schedule any further.

Minutes:

Upon review of the May 17, 2017 amended minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Wes Powell. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Aye
Bob Smith,	Aye
Michael Blatt,	Absent
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

The meeting was adjourned by Chairman Hermann at 8:15 pm.

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon

Planning Board regular meeting minutes- Approved

July 19, 2017

Present: Ray Hermann, Chairman
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member

Absent: Wes Powell, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: David Henry, Lukas Coon, Anthony Masciarotte, Patricia Mittnight- Metzger, Conrad Joanne Amlaw, Robert Campagna and William Black

Chairman Herman called the regular meeting to order at 7:40 pm

Case No: PB- 2017-002 Route 43 Auto (18.-1-11) Automotive repairs etc. Map date: 3/27/2017

Request for Site Plan Review to operate used car sales and automotive repairs.

After brief discussion amongst the Board members.

A motion was made by Bob Smith to approve the project as submitted and Elizabeth Brutsch seconded it. The vote carried as follows;

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Case No: PB-2017-005 Jo Jo's Dream (19.2-1-88.1)

Agent: Pat Prendergast

Map Date: June 15, 2017

Owner: Conrad Coon

Proposing to put up a 3 unit storage unit at 658 State rd. 20.

The board went over the County and CAC recommendations with the applicant such as curbing and paving, the well & septic, and labeling the rental office. Then the Board decided to do then SEQRA part 2.

Upon completion of the SEQRA Part 2 review the Board declared a Negative Declaration on the projection.

A motion was made by Bob Smith to accept the project as submitted and seconded by Greg Hanna. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Case No.: PB-2017-006 Amlaw Minor Subdivision (20.1-1-8& 20.-1-10)

Proposing a subdivision of land totaling 21.82 acres into two parcels. One for a house at 3.23 acres and the remaining being 19.05 acres.

Map Date: May 10, 2017

Owner: Fred Amlaw

Surveyor: Carl Mayuszek

The applicant submitted new maps with the changes that the Board had asked from previous meeting. The Board decide to then do SEQRA part 2.

Upon Completion of the SEQRA part 2 a motion was made by Elizabeth Brutsch to declare a Negative Declaration on the project. It was seconded by Michael Blatt. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

A motion was made by Bob Smith to accept the project as submitted and seconded by Elizabeth Brutsch. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Case No. PB-2017-007 Kolonics Builders (19.-1-52)

Requesting a Minor three lot subdivision.

Surveyor: Fred Haley

Map Date: May 17, 2017

Owner Stephen Kolonics

Upon SEQRA Part 2 review Greg Hanna made a motion to declare the project a Negative Declaration and the motion was seconded by Bob Smith. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

NO: PB- 2017-008 Bill Black (7.-2-19)

Requesting a Preliminary conference for used vehicles and equipment sales.

The Board discussed the project with the applicant. The applicant told the Board that he would do whatever is needed by DOT. The applicant also stated that he wanted to put up a privacy fence, that there would be no electric uses and also he would not be using the office. The space is just for storage and selling the equipment and or vehicles as needed.

Bob Smith made a motion to approve the final and the project and Elizabeth Brutsch seconded it. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Minutes:

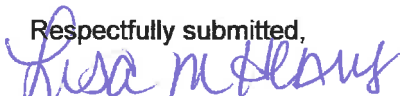
Upon review of the minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Elizabeth Brutsch. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Chairman Hermann made a motion to adjourn the meeting at 8:13 pm and Bob Smith seconded it. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Aye
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY	
Application Number	PB-2017-008
Application Received	06.30.17
Date of Public Hearing	07.19.17
Date Notice Published:	07.13.17
Eastwick Press Columbia Paper	
Date of Abutter Notification	n/a
Date of County Referral	n/a
Date of Approval	7/19/2017
Decision Filed w/Town Clerk	7/27/2017

I certify that the Town of New Lebanon Planning Board That on **July 19, 2017** after preliminary review and discuss was made By Bob Smith and seconded by Elizabeth Brutsch to approve the Preliminary to a Final and the project.

Robert Campagna
 (Applicant name)

Plan Information	
Jo Jo's Dream LLC	
New Lebanon, NY	
Map date:	05.25.17
Rev. 1:	n/a

For property located at 1615 U.S. Rt. 20
 Tax map no.: 7.-2-19

By: Lisa M Henry
 (Planning Board Secretary)

Date: 7/19/17

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	x			
Member:	Michael Blatt	x			
Member:	Elizabeth Brutsch	x			
Member:	Greg Hanna	x			
Member:	Wes Powell	x			
Member:	Josh Schuster			x	
Member:	Bob Smith	x			



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY	
Application Number	PB-2017-007
Application Received	06.01.17
Date of Public Hearing	07.19.17
Date Notice Published:	
Eastwick Press	07.13.17
Columbia Paper	
Date of Abutter Notification	07.05.17
Date of County Referral	n/a
Date of Approval	7/19/2017
Decision Filed w/Town Clerk	7/27/2017

I certify that the Town of New Lebanon Planning Board That on **July 19, 2017** after a Public hearing and SEQRA review a Motion was made By Bob Smith and seconded by Elizabeth Brutsch to approve the 3 lot subdivision.

Stephen Kolonics
 (Applicant name)

Plan Information	
The Lands of Stephen Kolonics	
New Lebanon, NY	
Map date:	05.17.17
Rev. 1:	n/a

For property located at 784 Canaan Road
 Tax map no.: 19.-1-52

By: *Rosa Henry*
 (Planning Board Secretary)

Date: 7/19/2017

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	x			
Member:	Michael Blatt	x			
Member:	Elizabeth Brutsch	x			
Member:	Greg Hanna	x			
Member:	Wes Powell	x			
Member:	Josh Schuster			x	
Member:	Bob Smith	x			



Town of New Lebanon
Planning Board
DECISION

I certify that the Town of New Lebanon Planning Board After Public Hearing and Completion of SEQRA review a motion was made by Bob Smith and seconded by Greg Hanna to approve the project.

Jo Jo's Dream
(Applicant name)

For property located at: 658 State Route 20
Tax map no.: 19.2-1-88.1

FOR OFFICE USE ONLY

Application Number	PB-2017-005
Application Received	05.10.17
Date of Public Hearing	07.19.17
Date Notice Published: Eastwick Press Columbia Paper	07.13.17
Date of Abutter Notification	n/a
Date of County Referral	6.22.17
Date of Approval	7/19/2017
Decision Filed w/Town Clerk	7/27/2017

Plan Information
Jo Jo's Dream LLC
New Lebanon, NY

Map date:	05.10.17
Rev. 1:	07.19.17

By: Lisa M Deary
(Planning Board Secretary)

Date: 7/19/2017

RECORD OF VOTE:

		Yes	No	Absent	Abstained
Chairman:	Ray Hermann	x			
Member:	Michael Blatt	x			
Member:	Elizabeth Brutsch	x			
Member:	Greg Hanna	x			
Member:	Wes Powell	x			
Member:	Josh Schuster			x	
Member:	Bob Smith	x			



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF
THE TOWN OF NEW LEBANON HELD ON July 19, 2017
ON A REQUEST MADE BY Jo Jo's Dream (19.2-1-88.1), Amlaw (20.1-1-8&20.-1-10)
Kolonics Builders (19.-1-52), & Bill Black (7.-2-19)**

Present: Ray Hermann, Chairman
Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member

Absent: Wes Powell, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: David Henry, Anthony Masciarotte, Patricia Mitnacht-Metzer, William Black,
Robert Campagna, Lukas Coon, Pat Prendergast, Joanne Amlaw

Chairman Hermann opened the Public Hearing at 7:30 pm.

Case No: PB-2017-005 Jo Jo's Dream (19.2-1-88.1)

Agent: Pat Prendergast

Map Date: June 15, 2017

Owner: Conrad Coon

Proposing to put up a 3 unit storage building.

Chairman Hermann asked Mr. Prendergast if there were any changes to the plans. Mr. Prendergast stated there were no changes. Chairman Hermann asked if there was anyone from the public that wanted to speak on the project. No one from the public came forward. The public Hearing was closed at 7:32 pm

Case No.: PB-2017-006 Amlaw Minor Subdivision (20.1-1-8& 20.-1-10)

Owner: Fred Amlaw

Surveyor: Carl Mayuszek .

Map Date: May 10, 2017

Proposing a subdivision of land totaling 21.82 acres into two parcels. One for a house at 3.23 acres and the remaining being 19.05 acres

Chairman Hermann opened the public hearing at 7:32 pm. He asked if anyone from the public was here to speak on this project and no one came forward. The public Hearing was closed at 7:33 pm

Case No. PB-2017-007 Kolonics Builders (19.-1-52) Requesting a Minor three lot subdivision.

Surveyor: Fred Haley Map Date: May 17, 2017 Owner Stephen Kolonics

Chairman Hermann opened the public Hearing at 7:33pm. He asked if there were any public comment. A few people came forward and had some concerns about building. The Board talked with the abutters about the concerns with the land. Chairman Hermann told them that two of the lots were not going to be percolated. The public hearing was closed at 7:39 pm

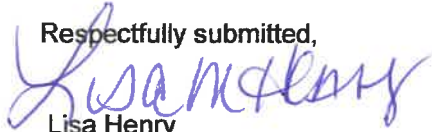
CASE NO: PB 2017-008 Bill Black (7.-2-19)

Preliminary conference for used vehicles and equipment sales.

Chairman Hermann opened the public hearing at 7:39 pm. He asked if there was any public comment and there was none.

The public hearing was adjourned at 7:40 by Chairman Herman.

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
Planning Board regular meeting minutes- unapproved
August 16, 2017

Present: Ray Hermann, Chairman
Wes Powell, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member

Absent: Wes Powell, Planning Board Member
Josh Schuster, Planning Board Member
Greg Hanna, Planning Board Member

Others Present: David Henry, JJ Johnson Smith, Cissy Hernandez, Jeff Hattat, Andrew Didio

Chairman Herman called the regular meeting to order at 7:30pm

Taconic Engineering, DPC (19.4-1-22)

Plan Conference
Map Date; 8/4/17
Agent Andrew Didio

Proposing a self- storage facility on the subject property located at 14398 State Route 22
The applicant explained the sketch plan for the proposed self-storage buildings to the Board. He stated that they will be either 5 building with 20 units each or 30 units with a total of 150. He wasn't sure what the owner was doing at that point. He also told the Board that He had the elevation certificate to bring up the grade 2 ft.

Chairman Hermann asked if the curb cuts were going to stay the same. The applicant stated he had not contacted DOT yet. He also Sketch stated they he would be doing a full SWIP on the property. The driveway will be all gravel, the main entrance for the facility will be on 22. The applicant stated that they would placing planters around the facility. Chairman Herman asked about fencing and the applicant said there would possibly be a rolling gate. Mr. Blatt asked about an office on the property and signage. The applicant told the board the owner had another facility in Canaan and there is no office on that site so he didn't think there would be one on this site either.

CEO Hernandez asked that the applicant to show the distance from the stream and told the applicant of the sign regulations and that he may have to get a variance for the setback for the stream.

Mr. Smith added that he would like to see a fence put to hide the property adjacent to this one.

The Board asked the applicant to add all the items asked for on the plans for next month's meeting.

Michael Blatt made a motion to accept the sketch plan and Bob Smith seconded it and the vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Absent
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent

Elizabeth Brutsch Aye

Minutes:

Upon review of the minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Elizabeth Brutsch. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Absent
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Chairman Hermann made a motion to adjourn the meeting at 7:55 pm and Bob Smith seconded it. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna,	Absent
Wes Powell	Absent
Bob Smith,	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk



Town of New Lebanon
Planning Board regular meeting minutes- Approved
September 20, 2017

Present: Ray Hermann, Chairman
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Michael Blatt, Planning Board Member
Wes Powell, Planning Board Member
Josh Schuster, Planning Board Member
Greg Hanna, Planning Board Member

Absent:

Others Present: Fred Haley, JJ Johnson Smith, Cissy Hernandez, Andrew Didio, Chris Potter, and Tegan Cook

Chairman Herman called the regular meeting to order at 7:30pm

Taconic Engineering, DPC Serge Bervy Jr. (19.4-1-22)

Plan Conference

Map Date; 8/4/17

Agent Andrew Didio

Proposing a self- storage facility on the subject property located at 14398 State Route 22

Mr. Didio provided the board with the FEMA Elevation Certificate. He stated he went before the ZBA board to request the 57.6 ft. variance and stated that has not been approve yet. Mr. Didio added screening and tree details to the plan. Chairman Hermann asked about a perimeter fence, Mr. Didio stated that a security gate would be going up. Mr. Hanna asked if the wetlands would be disturbed and Mr. Didio said no they wouldn't.

Mr. Smith made a motion to accept the project as a preliminary. Mr. Powell seconded the motion and the vote carried as follows.

Chairman Hermann,	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Upon SEQRA Review Mr. Powell made a motion for a Negative Declaration. It was seconded by Mr. Smith and the vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye

Bob Smith Aye
Michael Blatt, Aye
Josh Schuster, Aye
Elizabeth Brutsch Aye

The Board asked that the project be referred to the CAC, also notify the ZBA of the Negative Declaration on the SEQRA.

The Public Hearing is set for October 18, 2017 at 7:30 pm

John Goetz PB 2017-009 Minor Subdivision (19.2-1-81)

Agent: Fred Haley

Map Date:8/25/2017

Proposing a Minor Subdivision/ Lot Line adjustment

Mr. Goetz is giving 1/16 of a hundred acre of land to Mr. Darcy.

Mr. Hanna made a motion to waive the Public Hearing. Mr. Powell seconded the motion and the vote carried as follows:

Chairman Hermann Aye
Greg Hanna Aye
Wes Powell Aye
Bob Smith Aye
Michael Blatt, Aye
Josh Schuster, Aye
Elizabeth Brutsch Abstained

Ms. Brutsch abstained due to family involvement.

Upon SEQRA review Mr. Powell made a motion of a Negative Declaration on the project. Seconded by Mr. Hanna and the vote carried as follows.

Chairman Hermann Aye
Greg Hanna Aye
Wes Powell Aye
Bob Smith Aye
Michael Blatt, Aye
Josh Schuster, Aye
Elizabeth Brutsch Abstained

Stewart's Shops Corp (19.2-1-49&50-19.-1-28.11)

Sketch Plan Conference

Map Date:8/21/2017

Agent: Chuck Marshall

Proposing a New Stewart's Shop

Mr. Potter gave a brief presentation on the proposal. The Board discussed parking with the applicant. The Board told the applicant they will need to go to the ZBA for the free-standing sign they are proposing. The applicant may not be ready for October's meeting due the ZBA and some suggestions from Mr. McCreery.

Mr. Powell made a motion to accept the proposal as a Sketch plan. Mr. Blatt seconded it and the vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Berkshire Thrift Store

Sketch Plan Conference

Proposing to open a thrift store located at 435 Columbia Pike in New Lebanon.

Ms. Cook gave a brief overview of the project. The proposed site is currently zoned as storage.

Mr. Powell motioned to accept the sketch plan and Mr. Smith seconded it. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Minutes:

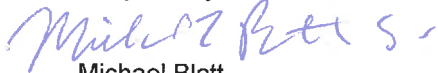
Upon review of the minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Elizabeth Brutsch. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Chairman Hermann motioned for adjournment at 9:15 pm and Mr. Smith seconded it. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Respectfully submitted,



Michael Blatt,
lmh
Planning/Zoning Clerk



Town of New Lebanon
Planning Board regular meeting minutes- Approved
October 18, 2017

Present: Ray Hermann, Chairman
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Michael Blatt, Planning Board Member
Wes Powell, Planning Board Member
Greg Hanna, Planning Board Member

Absent: Josh Schuster, Planning Board Member

Others Present: Dave Henry, JJ Johnson Smith, Andrew Didio, Cynthia Creech, and
Tegan Cook

Chairman Hermann called the regular meeting to order at 7:35pm

Case No. PB-2017-013 Taconic Engineering, DPC Serge Bervy Jr. (19.4-1-22)

Plan Conference
Map Date; 8/4/17
Agent Andrew Didio

The Planning Board was presented a copy of the decision document from the Zoning Board of Appeals for the Serge Bervy case. The only request that the Zoning Board had was that the building be well screened so that they could not be seen from the road. Mr. Didio went through the map again for the Planning Board showing the Board the different ways of screening. Mr. Didio said they would be using pine and Norway spruce trees to screen the property. He continued by showing the board the DOT entrance and told the board that the site distance was measured. He also noted that all traffic, shoulder enclosure, curb details and driveways are in full plans.

Chairman Hermann asked if the Members had any questions about the project. No one had any.

Bob Smith made a motion to accept the site plan as submitted it was seconded by Wes Powell. The vote carried as follows:

Chairman Hermann,	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No PB-2017-010 Berkshire Thrift Store Steve Stollman (20.1-1-60.1)

Proposing to open a thrift store located at 435 Columbia Pike in New Lebanon.

Ms. Cook gave a brief overview of the project. Chairman Hermann asked if the Board had any questions, there were none.

Bob Smith made a motion to accept the site plan review as submitted it was seconded by Greg Hanna. All in favor. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Upon SEQRA review Michael Blatt made a motion of a Negative Declaration on the project. Seconded by Bob Smith and the vote carried as follows

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Case No. PB – 2017-012 Salls Rd LLC & Rufrano

Proposing a lot line adjustment to attach a 3.13-acre parcel to a 77.58-acre parcel to create a 80.71 total acre parcel in the towns of Canaan and New Lebanon.

The applicant had already been approved in Canaan for the lot line adjustment, and came to the Planning board for approval of the same.

Greg Hanna made a motion to waive the Public Hearing and it was seconded by Wes Powell. All in favor. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Wes Powell made a motion to accept the Minor Subdivision and it was seconded by Elizabeth Brutsch. All in favor. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Abstained

Minutes:

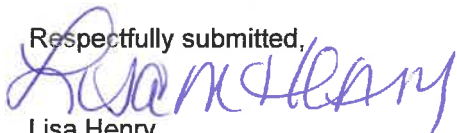
Upon review of the minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Wes Powell. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Chairman Hermann motioned for adjournment at 8:15 pm and Mr. Smith seconded it. The vote carried as follows:

Chairman Hermann	Aye
Greg Hanna	Aye
Wes Powell	Aye
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Aye
Elizabeth Brutsch	Aye

Respectfully submitted,



Lisa Henry
Planning/Zoning Clerk



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF
THE TOWN OF NEW LEBANON HELD ON October 18, 2017 on
A REQUEST MADE BY SERGE BERVY TACONIC ENGINEERING (19.4-1-22) and STEVE
STOLLMAN (19.1-1.60.1)**

Present: Ray Hermann, Chairman
Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Wes Powell, Planning Board Member

Absent: Josh Schuster, Planning Board Member

Others Present: David Henry, Tegan Cook, JJ Johnson Smith, Cynthia Creech, and Andrew Didio

Chairman Hermann opened the Public Hearing at 7:30 pm.

Case No: PB-2017-Taconic Engineering (19.4-1-22)

Agent: Andrew Didio

Map Date 08.04.17

Owner: Serge Bervy

Proposing to put up 5 unit storage facility

Mr. Didio gave a brief overview of the project and that the variance was approved from the Zoning Board of Appeals. The Board reviewed a letter from an opposing abutter. (on file) Chairman Hermann asked if anyone in attendance had anything to say about the project and no one came forward

Chairman Hermann closed the Public Hearing at 7:33pm

Case No.: PB-2017-010 Steve Stollman (20.1-1-60.1)

Owner: Steve Stollman

Proposing a Small Retail Community Thrift store at 435 N Sr 20.

Chairman Hermann opened the public hearing at 7:33 pm. He asked if there was any public comment and there was none.

The public hearing was adjourned at 7:35 by Chairman Herman.

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk

TOWN OF NEW LEBANON

PLANNING BOARD

NOVEMBER, 2017

NO MEETING



Town of New Lebanon
Planning Board regular meeting minutes- unapproved
December 20, 2017

Present:

Bob Smith, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member

Absent:

Josh Schuster, Planning Board Member,
Ray Hermann, Chairman
Wes Powell, Planning Board Member

Others Present:
Gaston Roberts

Dave Henry, JJ Johnson Smith, CEO Cissy Hernandez, Deputy CEO Jeff Hattat, and

Acting Chairman Greg Hanna called the meeting to order at 7:34pm

Minutes:

Upon review of the minutes Bob Smith made a motion to approve the minutes as submitted and it was seconded by Michael Blatt. The vote carried as follows:

Chairman Hermann	Absent
Greg Hanna	Aye
Wes Powell	Absent
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Gaston Roberts

Sketch Plan Conference

Proposing a 12 by 26 square foot building to house one employee for his business.

Mr. Roberts explained to the Board What he was proposing to do and that he would be using the existing lighting, and septic for the building.

Ms. Brutsch asked Mr. Gaston to add a few things to the map for the next meeting, such as the date, a title, dimensions of the building, the setbacks for the building and where the sign will be. The Board also asked for Mr. Roberts to show the septic field, some parking spots and driveways. Mr. Smith disagreed with having to show the driveways.

Chairman Hermann motioned for adjournment at 8:15 pm and Mr. Smith seconded it. The vote carried as follows:

Chairman Hermann	Absent
Greg Hanna	Aye
Wes Powell	Absent
Bob Smith	Aye
Michael Blatt,	Aye
Josh Schuster,	Absent
Elizabeth Brutsch	Aye

Respectfully submitted,

Lisa Henry
Planning/Zoning Clerk