



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF
THE TOWN OF NEW LEBANON HELD ON FEBRUARY 16, 2011
REQUEST MADE BY HANNAFORD BROS. CO. (TM# 19.2-1-60, 59, 58.11, 58.12, 58.2)
FOR SITE PLAN REVIEW: GROCERY STORE/PHARMACY PROJECT**

Present: Ray Herrmann, Planning Board Chairman
Jerry Grant, Planning Board Chairman
Trina Porte, Planning Board Member
Mark Sheline, Planning Board Member
Bob Smith, Planning Board Member
Craig Trombley, Planning Board Member

Absent: Matt Murnane, Planning Board Member

Others Present: Joe Iuviene, J Lord, William Hoffman, Doug Clark, Kevin Smith, John Dax, Sandra Knakal, Linda Hursa, Tom Hanson, Andy Sandstrom, Robert Tittermore, other members of the public were present

CALL TO ORDER:

The public hearing was called to order at 7:30 pm pm by Chairman Herrmann.

PROOF OF PUBLICATION AND POSTING:

Proof of publication was provided as follows:

**PUBLIC HEARING
TOWN OF NEW LEBANON
COLUMBIA COUNTY**

NOTICE IS HEREBY GIVEN that the Town of New Lebanon Planning Board will be holding a Public Hearing on a request made by Hannaford Bros. for site plan review on the Grocery Store/Pharmacy project. The property is located at the intersection of Route 20 and County Route 5A.

The Public Hearing will take place on Wednesday, February 16, 2011 at 7:30 P.M. at the American Legion Hall, 7 Mill Road, New Lebanon. This building is NOT wheelchair accessible. This meeting will be relocated to the New Lebanon Firehouse upon request. Anyone seeking this accommodation must call the Planning/Zoning Clerk at (518) 794-8884 at least 48 hours prior to the meeting. Anyone wishing to speak will be given an opportunity to be heard.

More information is available by contacting the Planning/Zoning Clerk on her normal business hours.

PUBLIC COMMENT:

William Hayes stated that he is an abutter across County Route 5A and spoke at the ZBA public hearing regarding the possibility of adding a fence along that side in addition to the landscaping. His concern is that while people are in line at the pharmacy drive-through pick up window, there will be increased noise levels due to running vehicles, loud music, etc. The ZBA at that time recommended that he bring such concerns to the Planning Board's public hearing as they were more suited to Site Plan Review.

William Hoffman, P.E. confirmed that the issue did in fact come up last week at the ZBA public hearing and that Hannaford has agreed to add fencing to satisfy this request.

Trina Porte stated that during her review of the Phase I Environmental Assessment it was noted that Hannaford Bros. was to purchase the property. J Lord stated that purchasing the property was originally considered, however they have since decided to lease the property. Trina Porte asked if this means that they are liability relieved. J Lord replied: "Yes".

Trina Porte then asked: "What is speedy dry". J Lord stated that it is essentially 'kitty litter' to dry up spills. Trina Porte then asked if it was disposed of properly. J Lord responded that he thinks it's still there but that he is not sure.

Trina Porte then asked again for the MSDS sheets that she has been waiting for since September pertaining to herbicides and pesticides. J Lord stated that he would email them before the next meeting.

Bob Smith stated that he is concerned about the parking for the existing businesses at the Valley Plaza. He feels that signage would be beneficial to direct OTB/Gallup Inn Patrons to park in the designating parking area at the back of the building. Ray Herrmann commented that he thinks enforcing designated parking would be difficult for the Town to enforce. Joe Iuviene stated that the entrance to the OTB/Gallup Inn is behind the building. Bob Smith said that he has reviewed the plan and is aware of where the proposed entrances will be located but he still thinks that designated parking signs should be posted.

Chairman Herrmann stated that the public hearing will remain open and be continued to next month's regularly scheduled meeting due to outstanding outside agency comments.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk