



Town of New Lebanon
Planning Board Minutes - Unapproved
February 16, 2011

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

I. Call to Order:

Chairman Herrmann called the regular meeting of the Planning Board to order at 7:45 pm.

II. Minutes Review:

Upon Review of the January 19, 2011 minutes, a motion was made by Trina Porte , seconded by Bob Smith to approve them as submitted. The motion carried upon the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Bob Smith	Aye
Matt Murnane	Absent
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye

III. Application Review:

► Case No.: PB-2010-018: John Dax & Sandra Knakal

TM #27.-1-91, 10.112, 10.12, 12

Prelim Review: Request to subdivide a two acre parcel and combine remaining parcels into one of 40 Acres located at 3583/3584 Cty Rt. 9

Project Title: Lands of John W. Dax and Sandra L. Knakal

Plans Date: 1/11/11

Upon Short SEQR review Craig Trombley moved to the classify the application as a Type II action. The motion was seconded by Mark Sheline and carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye

Bob Smith	Aye
Matt Murnane	Absent
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye

A motion was made by Trina Porte to grant final plat approval on the above noted request for a two lot minor subdivision and lot line change. The motion was seconded by Jerry Grant and was carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Bob Smith	Aye
Matt Murnane	Absent
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye

► SITE PLAN REVIEW: Sketch Plan Conference:

SMITTYTOWN ENTERPRISES, LLC [TM# 19.1-1-15.200

Project Description: To Reopen Smitty's Pizza Restaurant after fire damage.

Kevin Smith presented his site plan to the board and explained that he has been working with Darcy Construction, the DOH, Kent Pratt, Code Enforcement Officer, Dave Holmes P.E. and an architect for the purpose of reestablishing his restaurant.

Trina Porte asked if there were any wetlands behind the property. Mr. Smith said that a biologist had declared the property 'out of the wetlands' quite some time ago and that there is a letter on file with the town regarding the matter.

Ms. Porte then asked if curb cuts will be an issue. Mr. Smith stated that the curb cuts are preexisting. Trina Porte also noted that there are less than 10 proposed parking spaces.

Jerry Grant asked what the building dimensions are. Mr. Smith stated that he used the former footprint which is 30 x 40.

Craig Trombley asked about the septic. Kent Pratt, Code Enforcement Officer stated that Mr. Smith is aware that he needs a stamped set of plans before a building permit is issued.

Mark Sheline asked about signage. Mr. Smith stated that his sign is 24 sq. feet.

Jerry Grant asked if the parking lot will remain gravel. Mr. Smith replied "Yes". He uses crusher run.

Trina Porte moved to accept the application as a preliminary Site Plan and to refer the application for Columbia County Planning Board review and to schedule the public hearing for next month's regularly scheduled meeting. The motion was seconded by Mark Sheline and was carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Bob Smith	Aye
Matt Murnane	Absent
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye

IV. Other/New Business:

►Confirmation of Professional Services outlined on Morris Associates, PLLC invoice no. 0060187

Upon review of the above noted invoice, a motion was made by Bob Smith, seconded by Trina Porte to confirm that services have been provided as described.

V. Adjournment:

The meeting adjourned at 8:50 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk