



**Town of New Lebanon**

Planning Board regular meeting minutes –approved  
October 19, 2016

**Present:** Michael Blatt, Planning Board Member  
Jerry Grant, Planning Board Member  
Greg Hanna, Planning Board Member  
Wes, Powell, Planning Board Member  
Bob Smith, Planning Board Member

**Absent:** Ray Herrmann, Planning Board Chairman  
Josh Schuster, Planning Board Member

**Others Present:** Abigail Allard, Pat Farnan, Glenn Westfall, Al Pavoni, J.J. Johnson-Smith

Due to Chairman Herrmann’s absence the Board requested that Jerry Grant act as Chairman. Acting Chairman Grant opened the regular meeting of the Town of New Lebanon Planning Board at 7:30 pm.

**Minutes Review:**

The September minutes were unavailable for review.

**Regular Meeting:**

**Case No.: PB-2016-003 -Alan Pavoni (Owner V&K Properties 8.-1-51)**

Mr. Pavoni has submitted his revised Site Plan adding the depiction of the well, septic and parking delineations

At the last meeting the Board had asked Mr. Pavoni to make some slight modifications of his map which were to add parking delineations and to depict the well and the septic. Mr. Pavoni had complied with this request and submitted his revised site plan. It was established that the well and the septic serves the entire property and that the parking meets the zoning requirements. The only other condition was that the DOT requirements be met. The clerk reported to the Board that she spoke with Joe Visconti, DOT who said that it has been determined that a Highway Work Permit will not be required in this case.

Bob Smith moved to grant final approval on the revised site plan stamp dated 10.19.16. The motion was seconded by Greg Hanna and carried on the following vote:

Ray Herrmann	Absent
Michael Blatt	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Wes, Powell	Aye
Josh Schuster	Absent
Bob Smith	Aye

**Case No.: ZBA-2016-016-Kendall House Properties – P. Farnan (TM20.1-1-62)**

ZBA referred case to the Planning Board to determine whether or not there is a violation of their 2011 Site Plan Approval. – ref. C16-013

At the last meeting, Chairman Herrmann indicated that he would like to speak with the CEO/ZEO regarding this case to obtain more information. However; that meeting has not yet taken place and Chairman Herrmann is absent this evening.

Acting Chairman Grant indicated that that he had wished that the applicants had included the exterior sales concept on their original 2011 approved Site Plan. Greg Hanna indicated that the applicants had cleaned up their front yard quite nicely and suggested that the applicants amend their original map. Acting Chairman Grant said that the Planning Board cannot overturn the ZEO's decision. Bob Smith indicated that in his opinion the applicants are running a nice place and have nice things on display for sale in their front yard so long as it does not become a junkyard. He further suggested that the applicants submit a modified Site Plan so that the can be done and move on.

The applicants had agreed to submit a modified site plan for next month's meeting.

**Sketch Plan Conference/Information: Behold! New Lebanon**

"Behold! New Lebanon" is proposing to relocate their operation from the Meissner's Auction property to 696 Route 20-currently a residential property in the commercial/residential zone (TM# 19.1-1-40) however; this new request will include a museum

Abigail Allard was present to represent *Behold! New Lebanon* and submitted a rough sketch of their proposal dated 10.19.16 in addition to their business narrative. Bob Smith asked if there was ample parking. Ms. Allard said it would appear so as there are only two employees. In referencing the aerial view submitted as the sketch plan the building on the property are identified as follows: #1) will be the only building conducting the retail and museum uses; #2) currently an empty building. There are no plans at this time for this building. ; #3) a one bedroom residence that is currently being rented from the previous owner until their lease it up; #4) Garage

Acting Chairman Grant asked if there is any proposed future use of buildings 2, 3 and 4. Ms. Allard said that is likely that #3 would be rented to interns. Ms. Allard also indicated that Ruth Abrahams has reached out to the DOT. Mr. Visconti did return her call but she was in Italy. Acting Chairman Grant asked about signage. Ms. Allard said that the signage would be requested under separate application.

Acting Chairman Grant said that he does not see how the parking is going to work out. Greg Hanna asked if there will be ramps to the building and if they had planned on being open year round. Ms. Allard said that the retail portion would be conducted year round but that the museum portion would be conducted from May through October. The Board questioned whether there are plans for lighting in the parking lot however; Ms. Allard did not know.

Bob Smith indicated that the increased traffic will most likely affect the neighbors but that this will be addressed under SEQR review. Mr. Smith also mentioned, as an aside, that the Photo Banner that Behold! New Lebanon remains affixed to the former OTB building and it needs to be removed. Ms. Allard said the plan is to remove it.

The applicant was advised that escrow in the amount of 500.00 for Town Engineer review will be required at the time the official application is submitted and that the plans will require a design professional.

**Adjournment**

Acting Chairman moved to adjourn the meeting at 9:00 pm. The motion was seconded by Michael Blatt and carried unanimously.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk