



Town of New Lebanon

Planning Board regular meeting minutes – unapproved (amended)
June 18, 2014

Present: Ray Herrmann, Planning Board Chairman
Jerry Grant, Planning Board Member
Greg Hanna, Planning Board Member
Trina Porte, Planning Board Member
Josh Schuster, Planning Board Member
Bob Smith, Planning Board Member

Absent: Mark Sheline, Planning Board Member

Others Present: J.J. Johnson-Smith, Brian Baker, Matt Smith, Brian Baker, Kent Pratt, Stan Sotherden, Cynthia Creech, Sharon Moon

Chairman Herrmann called the regular meeting of the Town of New Lebanon Planning Board to order at 7:32.

Minutes Review:

Upon review of April 19, 2014 minutes a motion was made and carried unanimously to accept them as submitted.

Case No. PB-2014-055 – M&M Taproom & Tavern – Midtown Mall [19.2-1-51]

Agents: Matthew Smith and Michael Munsinger

Request for Site Plan Conference – Change of use at former MRI location

Trina Porte asked if the proposed location is where the former MRI operation used to be in the far corner; not where the Farmer's Market used to be. Matt Smith stated "Correct".

Greg Hanna noted that the plans indicate a 32" bathroom door but the requirement is 36". Kent Pratt, Code Enforcement Officer stated that he thinks that it is a misprint on the plans because they are existing approved bathroom doors from the MRI was approved at this location. Matt Smith stated that it can be easily corrected.

Trina noted that the employee rest room is behind the pizza oven which would be hot and may be uncomfortable and asked if it could be turned. Matt Smith indicated that it could be turned.

Bob Smith asked "where does the oven vent out"? Is there storage upstairs? Matt Smith said no there is nothing above. It's only one level at this section of the building.

Chairman Herrmann asked where the data came from when compiling the information for the business plan. Matt Smith said various website. (ie Town and NYS).

Bob Smith expressed concern about parking. Matt Smith stated that the owner is going to repave the parking lot within 3 to six months and there will be 50 or more parking spaces. He further stated that he would provide the Board with a drawing.

Chairman Herrmann asked how many patrons are expected at any one time. Matt Smith stated that he has been in contact with Tara Becker from the Department of Health and it looks like 70 to 75 will be the maximum allowed. Chairman Herrmann then asked if the 50 parking spaces will be allotted for the M&M Taproom. Matt Smith stated that he is not sure and needs to review the plans with the owner.

Chairman Herrmann asked how many employees are expected. Matt Smith indicated that there would be 8 to 10 employees total but not all at one time. It would be more like 4 employee cars total at one time. Kent Pratt stated that the applicant is aware that a design professional will submit a parking plan; this plan is only a preliminary sketch.

Kent Pratt stated that the second exit is proposed at the rear leading to the fire lane and grass. It looks like they can meet egress to the public way. It will need to be lighted and shielded.

Bob Smith asked about snow slide off. He doesn't think that there is enough room to have a rear entrance. The plan shows a ramp. Kent Pratt stated that it's a 5 ft. square platform and ramp to another platform. Matt Smith said that it's 25 ft. x 3 ft. the pitch is 1 inch every 12 inches on a 5x5 slab and its 48 ft. from the property line.

Trina Porte asked if a variance is needed. Kent Pratt said "No."

Trina Porte asked if the ramp will act as a sidewalk for ingress between the fire lane and building. Matt Smith said "Yes".

Discussions about the grease trap and septic ensued. Kent Pratt stated that the DOH will have final approval.

Trina Porte asked if the fire marshal will sign off on the egress. Kent Pratt said "Yes"; that would be me.

A motion was made by Bob Smith and seconded by Greg Hanna to accept the proposal as a preliminary sketch plan. The motion carried on the following vote

Ray Herrmann	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Trina Porte	Aye
Mark Sheline	Absent
Josh Schuster	Aye
Bob Smith	Aye

Matt Smith indicated that he would have a more details plan for next month's meeting. (ie: Parking, Mechanical drawings, venting)

Trina Porte asked Matt Smith if he would talk to the owner of the Midtown Mall about changing the angle of the driveways going in and out.

Case No. PB-2014-056 – Winterstein, Mark [8.-2-2]

Agent: Brian Baker

Request for Lot Line Adjustment – Adams Crossing Road

Upon review of the application for a lot line adjustment a motion was made by Bob Smith and seconded by Trina Porte to waive the scheduling of a public hearing.

Trina Porte asked that question no. 14 be revised to be consistent with the rest of the answers in that it's either forest or no forest.

Greg Hanna moved to accept the lot line adjustment as submitted. The motion was seconded by Bob Smith and carried on the following vote:

Ray Herrmann	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Trina Porte	Aye
Mark Sheline	Absent
Josh Schuster	Aye
Bob Smith	Aye

Adjournment:

The meeting adjourned at 8:07 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk