



## **Town of New Lebanon**

Planning Board regular meeting minutes – unapproved

April 15, 2015

---

**Present:** Ray Herrmann, Planning Board Chairman  
Michael Blatt, Planning Board Member  
Jerry Grant, Planning Board  
Greg Hanna, Planning Board Member  
Josh Schuster, Planning Board Member  
Bob Smith, Planning Board Member

**Absent:** Christopher Steadman, Planning Board Member Member

**Others Present:** Joanne Amlaw, Fran Amlaw, J.J. Johnson-Smith

---

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

### **Minutes Review:**

### **Regular Meeting:**

#### **Case No.: PB-2015-001: Amlaw, Joanne (TM# 201.-1-8 & 10.3-1-72)**

Request two lot subdivision and lot merger. The applicant would like to subdivide the gravel bed property from her resident property using the creek as the dividing line. She would further like to take a very small lot; less than 1 acre (10.3-1-72) and merge it with the gravel piece\

Joanne Amlaw was present and informed the Board that they are in the process of meeting with their lawyer and getting their paperwork in order for the shared driveway; therefore she doesn't have anything to review for tonight's meeting.

#### **Case No: PB-2015-003: Lapp Insulator Company- 'Ceramtech'(18.-1-9.11)**

Request for a minor two lot subdivision located on Route 20

Everett Quackenbush, Surveyor, acting as agent for the property owners indicated that the applicants would like to subdivide their 100± acre property into two lots using Route 20 as the dividing line.

Chairman Herrmann asked if either of the lots have been percolated. Mr. Quackenbush stated "No. Neither side has been percolated.

Chairman Herrmann requested that the lots be re-labeled as 1 and 2 so that it is clear which two lots are included in this request.

Bob Smith noted that the acreage was not indicated on lot 2 and requested that it be included on the revised map.

Bob Smith moved to accept as a preliminary plat with the above noted amendments and to schedule the public hearing for the next regularly scheduled Planning Board meeting (May 20, 2015). The motion was seconded by Greg Hanna and carried on the following vote:

Chairman Herrmann	Aye
Michael Blatt	Aye

Jerry Grant	Aye
Greg Hanna	Aye
Josh Schuster	Aye
Bob Smith	Aye
Christopher Steadman	Absent

**Recommendations to the Town Board:** Proposed Local Law Number 2 of 2015 (Zoning Re-write Committee's Proposed Zoning Revisions)

Greg Hanna asked if he should recuse himself from the recommendation since he served on the zoning re-write committee. Chairman Herrmann didn't think it was necessary.

Ted Salem, Chairman of the Zoning Re-write committee summarized that this amendment will be covering Small Business Operations and the intent was to allow artisanal type activities; that could be done in the home as a home occupation; in the commercial zones that are currently prohibited due to the definition of manufacturing. The activities would be craft oriented but not exclusive craft oriented. It is not intended for large industry activities.

There were some concerns about how one defines 'large' or 'excessive' noise and how to define 'small' business.

Ted Salem said that there are two levels of oversight; The ZEO and the ZBA.

Greg Hanna moved to recommend that the Town Board approve Proposed Local Law Number 2 of 2015 regarding Small Business Operations. The motion was seconded by Bob Smith and carried on the following vote:

Chairman Herrmann	Aye
Michael Blatt	Aye
Jerry Grant	Aye
Greg Hanna	Aye
Josh Schuster	Aye
Bob Smith	Aye
Christopher Steadman	Absent

**Adjournment:**

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk

