



Town of New Lebanon

Planning Board regular meeting minutes – unapproved
August 19, 2015

Present: Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Josh Schuster, Planning Board Member
Bob Smith, Planning Board Member

Absent: Ray Herrmann, Planning Board Chairman
Jerry Grant, Planning Board

Others Present: Robert Weber, Fred Haley, Cynthia Elliot

Acting Chairman Grant called the regular meeting of the Town of New Lebanon Planning Board to order at 7:30.

Minutes Review:

Upon review of the June 17, 2015 minutes Bob Smith moved to accept them as submitted. The motion was seconded by Jerry Grant and carried unanimously.

Regular Meeting:

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

It was noted that Ms. Amlaw has requested a continuance as the process/paperwork for purchasing abutting property to satisfy the 60ft road frontage requirement is not yet complete.

Request for a continuance was granted.

Case No.: PB-2015-007: Weber, Robert (TM#27.-1-31.112 & 27.-1-31.12)

Request for lot line adjustment. Lands of Robert W. Weber, Jr. trustee of the Elfrieda A. Weber Trust | Donrovin Road AKA Dunham Road | map dated 07.20.2015

Agent: Fred Haley

Fred Haley explained that the only reason for the request to adjust the lot line is to ensure that the well is on the correct property.

Upon review of the map and the application the Board indicated that since no new lots were being created and that no other property owners would be effected; no public hearing would be necessary

Bob Smith moved that this is a type II SEQR action wherein no SEQR review is required. The motion was seconded by Josh Schuster and carried unanimously.

Bob Smith moved to approve the lot line adjustment as submitted. Josh Schuster seconded the motion that carried on the following vote:

Ray Herrmann, Chairman	Absent
Michael Blatt	Aye
Jerry Grant	Absent
Greg Hanna, Acting Chairman	Aye
Josh Schuster	Aye
Bob Smith	Aye

Request to Defer Jurisdiction

Request from Cynthia Elliott to the Town of New Lebanon Planning Board to defer jurisdiction to the Town of Canaan Planning Board on a subdivision of land that is mostly situated in the Town of Canaan with a lesser portion of its land situated in the Town of New Lebanon. The property is located at on Bristol Road.

Cynthia Elliott explained that the Town of Canaan is seeking a deference from the Town of New Lebanon Planning Board on a Sub division approval that is largely situated in the Town of Canaan with a portion situated in New Lebanon.

Upon review of the map and related documents the Board indicated that since there are no access points that are located in New Lebanon and additionally noted that 4 acres of lot one and 3.7 acres on lot two are situated in the Town of New Lebanon it makes sense to defer jurisdiction to Canaan.

Bob Smith moved to defer jurisdiction of subdivision approval on this property to the Town of Canaan Planning Board. The motion was seconded by Michael Blatt and carried on the following vote:

Ray Herrmann, Chairman	Absent
Michael Blatt	Aye
Jerry Grant	Absent
Greg Hanna, Acting Chairman	Aye
Josh Schuster	Aye
Bob Smith	Aye

New Business

Pipeline

The Board reviewed correspondence from AECOM dated August 12, 2015 seeking the Board's review of their maps depicting two contractor yards that are proposed to be located in New Lebanon in conjunction with the proposed new pipeline.

The Board felt that it couldn't properly offer review comments as the map provided of New Lebanon is unclear and that not all of the legend items were depicted on these maps. The Board also indicated that there is not enough information provided as to the definition of a contractor yard in this project; what they will be storing there if anything and for how long. The Board asked the Clerk, upon authorization of Chairman Herrmann, to draft a letter to Ms. Ferry requesting more information.

Sign Ordinance

General discussion took place about the mural located at OTB and the sign ordinance.

Adjournment:

The meeting adjourned at 9:45 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk