



**Town of New Lebanon**

Planning Board regular meeting minutes – unapproved  
June 15, 2016

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

**Absent:** Wes, Powell, Planning Board Member  
Josh Schuster, Planning Board Member

**Others Present:** Deb Gordon, J.J. Johnson-Smith

Chairman Herrmann opened the regular meeting of the Town of New Lebanon Planning Board at 7:40 pm.

**Minutes Review:**

Upon review of the May 18, 2016 meeting minutes a motion was made by Bob Smith and seconded by Michael Blatt to approve them as submitted. The motion carried on the following vote:

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

**Regular Meeting:**

**Case No.: PB-2015011: The Phoenix Project of Eastern NY – TM#19.2-1-66 & 67**

Deb Gordon is re-submitting a revised plan based on the Planning Board’s communication with recommendations dated March 21, 2016

Map dates: Issue Date-10.09.15; #1 rev.-10.21.15, #2 rev.-01.14.16, #3 rev.-02.08.16, #4 rev.-02.10.16, #5 rev.-05.09.16, #6 rev-06.01.16

Chairman Herrmann reviewed the Engineer Report dated 06.14.16 submitted by Paul McCreary, Engineer for the Town, in connection with the above noted case. Carl Aiken, Engineer for the applicant is to submit certified plans to the Code Enforcement Officer upon completion of the septic.

Upon Short SEQR review a motion was mad by Michael Blatt and seconded by Greg Hanna to issue a negative declaration. The motion carried on the following vote:

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

Bob Smith                    Aye

Upon review of the final submitted plans with the last revision date of 06.01.16 Bob Smith moved to approve the Site Plan. Michael Blatt seconded the motion that carried on the following vote:

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

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk



Town of New Lebanon  
 Planning Board  
**DECISION**

At a meeting of the Planning Board on **June 15, 2016** I certify that the Town of New Lebanon Planning Board voted to approve a Site Plan Review on an application made by:

**Deborah Gordon – The Phoenix Project of Eastern NY**  
 (Applicant name)

For property located at: 528 & 530 Route 20  
 Tax map no.: 19.2-1-66 and 67

**The application for Site Plan Review is approved subject to the following conditions:**

**Notes/Conditions:**

- The retail uses on the site are limited due to the septic design. The approved septic will not accommodate food preparation services. More specifically, as depicted on the attached map: 110 gallons per day has been allocated for the existing first floor retail space. Anticipated flows are from water closet and hand sink discharge. No industrial or chemical discharge is allowed at this time. Any discharge in addition to that must be evaluated and approved on a case by case basis by the Town Planning Board.
- A licensed Design professional shall supervise septic system installation and certify that the construction followed the approved plan
- Inspection of Sanitary facility construction shall be conducted jointly by a licensed professional and the Town Code Enforcement Officer at the following times:
  - a. prior to site development
  - b. prior to backfilling pipes
  - c. after final grading and seeding
- Please refer to the approved site plan for more explicit information regarding this approval as well as Town Engineer reports and Planning Board minutes relevant to this action
- Parking variance granted by the Zoning Board of Appeals on December 1, 2016
- Lot 19.2-1-67 is provided to have driveway access per the approved map
- Applicant is required to comply with the approved map filed with the Planning Board dated 06.01.16 including all conditions and provisions set forth therein.
- SEQR Negative Declaration Issued on June, 15, 2016

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Planning Board Secretary)

RECORD OF VOTE:

		Yes	No	Absent	
Chairman:	Ray Herrmann	x			
Member:	Michael Blatt	x			
Member:	Jerry Grant	x			
Member:	Greg Hanna	x			
Member:	Wes Powell			x	
Member:	Bob Smith	x			
Member:	Josh Schuster			x	

**FOR OFFICE USE ONLY**

Application Number	PB-2015-011
Application Received	10.02.15
Date of Public Hearing	06.15.16
Date Notice Published	06.10.16
Date of Abutter Notification	na
Date of County Referral	na
Date of Approval	06.15.16
Decision Filed w/Town Clerk	06.15.16

**Plan Information**

The Phoenix Project of Eastern NY Inc.  
 528 U.S. Route 20

Latest rev.	06.01.16