



Town of New Lebanon

Planning Board regular meeting minutes – unapproved

August 17, 2016

Present: Ray Herrmann, Planning Board Chairman
Jerry Grant, Planning Board Member
Greg Hanna, Planning Board Member
Wes, Powell, Planning Board Member

Absent: Michael Blatt, Planning Board Member
Josh Schuster, Planning Board Member
Bob Smith, Planning Board Member

Others Present: Alan Pavoni

Chairman Herrmann opened the regular meeting of the Town of New Lebanon Planning Board at 7:35 pm.

Minutes Review:

The June 2016 meeting minutes were unavailable for review.

Regular Meeting:

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

Sketch Plan Conference: Mr. Pavoni would like to move his business from 1615 Route 20 into the former Samson Building 1435 Route 20. ZEO referral requires: 1) Retail Sales – Requires SP/SPR (from the PB); 2) RV camper system repairs (not motor repairs – requires SP (from the ZBA); and 3) Metal Fabrication (manufacturing) – requires SP/SPR from the PB

Explained that he is simply moving his approved business from 1615 Route 20 to 1435 Route 20 (the former Samson and Tri-State building) with no changes. He distributed his hand sketch floor plan and site plan along with his application and narrative to the Board and explained that he took the liberty of completing an application in the hopes that the Board would find his application adequate enough to accept as a preliminary rather than just a sketch plan so that it would save him an extra meeting.

Mr. Pavoni further explained that his business is a small machine shop where he fabricates metal parts-not production and that his retail business is only for the sale of RV parts and accessories that typically has one, maybe two customers at any given time. He has no employees. Additionally, he stores RV's for clients during the winter months and typically the maximum has been 8 to 10. And finally he performs light repairs to the RV systems (water, heat and electrical) but does not do engine repairs.

The Board reviewed all of the requirements outlined in Chapters 13 and 14 and determined that most of the requirements were not applicable; discussions included: No septic/well changes; no lighting changes; no landscape changes; no ingress/egress changes; ample emergency vehicle access, and the proposed RV storage area is screened by trees.

A motion was made by Wes Powell, seconded by Jerry Grant to accept the application as a preliminary and to set the public hearing for next month's regularly scheduled meeting (September 21, 2016)

Ray Herrmann	Aye
Michael Blatt	Absent

Jerry Grant	Aye
Greg Hanna	Aye
Wes, Powell	Aye
Josh Schuster	Absent
Bob Smith	Absent

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