



## **Town of New Lebanon**

Planning Board regular meeting minutes – Approved (amended)  
March 18, 2015

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

**Absent:** Jerry Grant, Planning Board Member  
Josh Schuster, Planning Board Member

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

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Chairman Herrmann called the regular meeting of the Town of New Lebanon Planning Board to order at 7:35.

### **Minutes Review:**

Upon review of the August 20, 2014 minutes Chris Steadman moved to approve them as submitted. The motion was seconded by Greg Hanna and carried unanimously.

### **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

The Board reviewed the request for a two lot minor subdivision with an additional lot line adjustment for the smaller lot (10.3-1-72) to be incorporated into the back lot currently used as a gravel bed.

While reviewing the proposed map Chairman Herrmann noted that the proposed back lot (the current gravel bed portion) does not depict enough road frontage. The requirement is 60ft. but there are only 20± feet at the mouth of the current shared driveway that touches onto the main road (Route 22N)

Alternatives were discussed to accommodate the 60 ft. wide road frontage but the applicant indicated that there are structures in the way on the east side of the property and that on the west side of the property there is the septic and well for the house. Chairman Herrmann indicated that if the 60 ft. road frontage requirement cannot be met in some manner that an area variance would be required. The Board also advised that if the current driveway will be a shared driveway the applicants are required to submit a shared driveway agreement.

Due to lack of road frontage Bob Smith moved to refer the matter to the Zoning Board of Appeals for a 40 ft. area variance and to schedule a public hearing for next month's regularly scheduled meeting [04.15.15]. The motion was seconded by Greg Hanna and carried on the following vote:

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

**Discussions:**

The Board generally discussed the relocation of the OTB from the Valley Plaza to the Midtown Mall and noted that the project is exempt from local zoning regulations.

**Adjournment:**

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk