



Town of New Lebanon

Planning Board regular meeting minutes – unapproved
June 17, 2015

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

Absent: Greg Hanna, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: Abigail Allard, Anthony Paulo, Fred Haley, J.J. Johnson-Smith, Joanne Amlaw,
Norman Rasmussen, Monte Wasch

Subsequent to two public hearings, Chairman Herrmann called the regular meeting of the Town of New Lebanon Planning Board to order at 7:33.

Minutes Review:

Upon review of the May 20, 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-2015-005: Behold! New Lebanon General Store (19.2-1-43)

Request for Site Plan Review for Behold! General Store located at the Victorian House on Meissner's Auction House property

The Board reviewed the Columbia County Planning Board recommendations and entered into a Q&A session with *Behold! New Lebanon* representatives:

Bob Smith asked what would be in the store. Monte Wasch indicated that there would be merchandise handcrafted by community members and ticket sales.

Bob Smith asked if there would be bathrooms. Monte Wasch replied: "Yes". Bob Smith then asked if the septic is big enough. Monte Wasch indicated that there will be no increase in septic usage.

Chairman Herrmann noted that number three on the CCPB list of recommendations refers to parking and commented that the parking is depicted on the site plan.

Bob Smith asked if there would be any improvements required to the existing commercial entrance off NYS Route 20. Monte Wasch indicated that there would be no changes; it will remain exactly the same.

Michael Blatt asked if there would be any food preparation. Abigail Allard replied: "No. Food will be catered by the Blueberry Hill Café. Monte Wasch indicated that before they would consider selling frozen meat they are fully aware that they need to comply with Ag & Markets regulations.

Jerry Grant asked if they would be selling homemade jams and jellies. Monte Wasch indicated that they would like to however; there are limitations. For example the jams and jellies would have to be made in a commercial/industrial kitchen so the only potential vendor would be Berkshire Farm. Therefore; as of right now there are no goods of that nature planned.

Michael Blatt asked if the building is *accessible*. Monte Wasch replied: "Yes. Only the first floor is being utilized and a ramp has been installed.

Chairman Herrmann asked if there are plans for any renovations. Abigail Allard stated that other than the ramp there are no plans for alterations.

Chairman Herrmann stated that he saw no need to perform a SEQR review since there seems to be no real changes.

Jerry Grant announced that he may market items in the *Behold! General Store* and asked if he should recuse himself from the vote on this application. Chairman Herrmann indicated that he didn't think that recusal would be necessary.

Chairman Herrmann asked the Board if they had any more questions or concerns.

Michael Blatt moved to approve the Behold! New Lebanon Site Plan review request. Bob Smith seconded the motion that carried on the follow vote:

Chairman Herrmann	Aye
Michael Blatt	Aye
Jerry Grant	Aye
Greg Hanna	Absent
Josh Schuster	Absent
Bob Smith	Aye
Vacant	-

Case No: 15-034: Behold! New Lebanon Off Site Sign (19.2-1-58.2)

Request for two off-site signs at 9 square feet each to be located on the Route 20 side of the OTB/Gallup Inn

Monte Wasch informed the Board that they have officially withdrawn their first off-premise sign request which required an area variance and that this is a new request that meets the Town's requirements.

Chairman Herrmann noted that based on the drawings the signs appear to be directional in nature and are compliant.

Jerry Grant asked how the signs will be placed on the property. Abigail Allard stated that one will be attached to the building and one will be on a post in the parking lot.

Bob Smith asked if there were any issues with two off-site signs being located on the same property as two signs at 9 square feet is a total of 18 square feet. Monte Wasch stated that the sign ordinance is mute on that point. Jerry Grant stated that in most instances a directional sign would be two sided so that they would be read from both directions.

Chairman Herrmann said that he agreed however; he asked that the clerk obtain an legal opinion on this for future cases.

A motion was made by Bob Smith, seconded by Jerry Grant to approve the two off-site signs at 9 square feet.

Adjournment:

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF
THE TOWN OF NEW LEBANON HELD ON JUNE 17, 2015
ON THE FOLLOWING REQUEST:**

Case No: PB-2015-005: Behold! New Lebanon General Store (19.2-1-43)

Request for Site Plan Review for Behold! General Store located at the Victorian House on
Meissner's Auction House property

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

Absent: Greg Hanna, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: Abigail Allard, Anthony Paulo, Fred Haley, J.J. Johnson-Smith, Joanne
Amlaw, Norman Rasmussen, Monte Wasch

CALL TO ORDER:

Chairman Herrmann called the public hearing to order at 7:32

PUBLIC COMMENT:

No comments from the public were offered

The Board closed the public hearing at 7:33.

Respectfully submitted,

Cissy Hernandez
Cissy Hernandez
Planning/Zoning Clerk



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF
THE TOWN OF NEW LEBANON HELD ON JUNE 17, 2015
ON A REQUEST MADE BY JOANNE AMLAW (TM# 20.1-1-8 & 10.3-1-72)
FOR A TWO LOT MINOR SUBDIVISION**

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

Absent: Greg Hanna, Planning Board Member
Josh Schuster, Planning Board Member

Others Present: Abigail Allard, Anthony Paulo, Fred Haley, J.J. Johnson-Smith, Joanne Amlaw, Norman Rasmussen, Monte Wasch

CONTINUATION FROM LAST MONTH:

Joanne Amlaw informed the Board that they are in the process of purchasing abutting property in order to resolve the issue of lack of 60 ft. of road frontage and that the paperwork has not been finalized yet. Therefore; she is requesting another continuance.

PUBLIC COMMENT:

No comments from the public were offered

The Board adjourned the public hearing to next month's meeting [August 19, 2015].

Respectfully submitted,

Cissy Hernandez

Cissy Hernandez
Planning/Zoning Clerk



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY

Application Number	PB-2015-005
Application Received	04.24.15
Date of Public Hearing	06.17.15
Date Notice Published	06.04.15
Date of Abutter Notification	na
Date of County Referral	05.21.15
Date of Approval	06.17.15
Decision Filed w/Town Clerk	06.17.15

At a meeting of the Planning Board on **July 17, 2015**, I certify that the Town of New Lebanon Planning Board voted to approve a Site Plan Review on an application made by:

Behold! New Lebanon
 (Applicant name)

Plan Information

Lands of Keith R. Meissner & Delores A. Meissner

Victorian House Site Plan

Plans received on	05.04.15

For property located at: 438 Route 20; New Lebanon
 Tax map no.: 19.2-1-43

By: Cissy Hernandez Date: 06.17.15
 (Planning Board Secretary)

RECORD OF VOTE:

		Yes	No		
Chairman:	Ray Herrmann	x			
Member:	Michael Blatt	x			
Member:	Jerry Grant	x			
Member:	Bob Smith	x			
Member:	Greg Hanna			x	
Member:	Josh Schuster			x	
Member:	Vacant	-	-	-	-



Town of New Lebanon
 Planning Board
DECISION

FOR OFFICE USE ONLY

Application Number	15-034
Application Received	06.08.15
Date of Public Hearing	na
Date Notice Published	na
Date of Abutter Notification	na
Date of County Referral	na
Date of Approval	06.17.15
Decision Filed w/Town Clerk	06.17.15

At a meeting of the Planning Board on **July 17, 2015**, I certify that the Town of New Lebanon Planning Board voted to approve two off-site directional signs on an application made by:

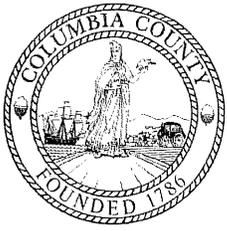
Behold! New Lebanon
 (Applicant name)

For property located at: OTB/Gallup Inn; New Lebanon
 Tax map no.: 19.2-1-58.2

By: Cissy Hernandez Date: 06.17.18
 (Planning Board Secretary)

RECORD OF VOTE:

		Yes	No		
Chairman:	Ray Herrmann	x			
Member:	Michael Blatt	x			
Member:	Jerry Grant	x			
Member:	Bob Smith	x			
Member:	Greg Hanna			x	
Member:	Josh Schuster			x	
Member:	Vacant	-	-	-	-



Columbia County, New York
Planning Board

17 June 2015

Mr. Ray Herrmann, Chair
Town of New Lebanon Planning Board
14755 Routes 22
P.O. Box 328
New Lebanon, NY 12125

RE: Referral #15-030 – Behold! New Lebanon General Store, Site Plan Review

Dear Chairman Herrmann:

Pursuant to the provisions of New York State General Municipal Law (NYSGML) §239-l and §239-m, please find the Columbia County Planning Board (CCPB) recommendation concerning the request of Behold! New Lebanon General Store, for a Site Plan Review. The proposed action is a change in use from storage to commercial retail use, in an existing structure. The site is located at 438 NYS Route 20 in the Town of New Lebanon, NY.

Pursuant to NYSGML §239-l and §239-m, the CCPB reviews proposed actions for inter-community or county-wide considerations and shall recommend Approval, Modification or Disapproval of the proposed action, or report that the proposed action has no significant county-wide or intercommunity impact. Upon recommendation of Modification or Disapproval, "...the referring body shall not act contrary to such recommendation except by a vote of majority plus one of all the members thereof." The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations.

Recommendation: The CCPB finds that this proposed action does not appear to have any significant county-wide or intercommunity impacts associated with it. Therefore, the Town of New Lebanon Planning Board may take final action on this application with a simple majority vote. The following comments are offered for consideration:

Comment:

1. Entrance: The CCPB suggests that the applicant contact New York State Department of Transportation (NYSDOT) regarding any improvements that may be required to the existing commercial entrance off NYS Route 20 as a result of this change in use.
2. Food preparation: The CCPB suggests that the applicant provide information on the status of any required review and approval by the Columbia County Department of Health related to the food service/preparation.

401 State Street, Hudson, NY 12534 (518) 828-3375
Fax (518) 828-2825

Referral #15-030 – Behold! New Lebanon General Store - Site Plan Review

3. Parking: The CCPB suggests that the parking for the proposed use be identified on the site plan.
4. Septic: The CCPB suggest that the applicant provide information on the existing septic and that adequate capacity exists for the proposed commercial use.
5. Meat: The CCPB notes that the sale of frozen meat may require additional permits, licenses and/or certificates pursuant to New York State Department of Agriculture and Markets Law.
6. Promotion: The CCPB recognizes and supports the efforts of Behold! New Lebanon in its efforts to promote the rural life and culture thriving in the Town of New Lebanon

Please note that within thirty (30) days after final action is taken, the New Lebanon Planning Board shall file a report of the final action with the CCPB. Please contact Columbia County Planning and Economic Development Department at 518.828.3375 or patrice.perry@columbiacountyny.com for additional information.

Sincerely yours,


Timothy Stalker,
Chair

Cc: Cissy Hernandez, Clerk, Town of New Lebanon Planning Board via e-mail