



Town of New Lebanon

Planning Board regular meeting minutes – approved
December 16, 2015

Present: Ray Herrmann, Planning Board Chairman
Michael Blatt, Planning Board Member
Greg Hanna, Planning Board Member
Josh Schuster, Planning Board Member

Absent: Jerry Grant, Planning Board
Bob Smith, Planning Board Member

Others Present: Deb Gordon, Paul McCreary, Engineer for the Town

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 November 18, 2015 minutes Greg Hanna moved to accept them as submitted. The motion was seconded by Michal Blatt and carried unanimously.

Regular Meeting:

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

Deb Gordon is requesting Site Plan Approval only on the store (19.2-1-66) however is submitting depictions of the residential abutting lot as well (TM# 19.2-1-67)

Latest Map Notes: issue date 10.09.15; Rev. 1 SDS location 10.21.15

The applicant summarized that she is seeking site plan approval to conduct retail space from the corner lot (tm# 19.2-1-66). Paul McCreary, engineer for the Town said that the application lists both parcels. The applicant stated that is because she thought she would need site plan review to install the new septic on that lot as well; however, she is not sure she will be able to afford to install both septics at once. Chairman Herrmann indicated that site plan required for installing a septic on the residential lot; the current site plan review is only pertaining to the corner lot. Chairman Herrmann also stated that the ZBA only reviewed the corner retail lot during their variance approvals.

Paul McCreary stated that both lots are very small. He has spoken with Carl Aiken, Engineer for the applicant as well as Mike DeRuzzio, Environmental Director of the Columbia County Department of Health and all agree that these septic proposals will be an improvement over the existing septics that do not function as they were intended. The disposal field, as depicted, will have virtually no impact on abutting wells. The problem is sewage flow and the strength of the sewage that relates to the available size of the disposal system. The use of the retail space will depend on the strength that the field will be. Again, there is not much room on this lot so it is important to monitor what type of retail utilizes this space especially considering that there is a three bedroom apartment above. Waste water flow needs to be determined as a deli, for instance, would require a different design because of the food.

Ms. Gordon said she plans to sell the property and doesn't know what kind of business will go there. She said that her sister would like to buy it and conduct a general store with a butcher shop in it. She is aware that the Dept. of Health will require waste from a butcher shop would have to go into a tank that be pumped. However; that will need to be addressed if the time comes as there is no plan to install a tank for that purpose at this time. Any new buyer would have to understand the capabilities of the septic system and amend as necessary.

Michael Blatt asked if a holding tank is needed for certain types of retail; could it be added afterwards. Paul McCreary said: "Yes".

Paul McCreary said that we've not seen a septic design yet.

Chairman Herrmann asked if an easement exists to access the residential lot through the retail lot. Deb Gordon said: "No". Chairman Herrmann said that the easement needs to be written into the deed.

The Board explained that the applicant will need to submit a more detailed plan for the next meeting. The proposed easement should be depicted; as well as the following depictions: The 10 ft. setback for the treatment area, dimensions of the parking spaces, external lighting, new wells, dimensions of septic, septic design, landscaping, notes should be added to depict the variances that have been granted by the ZBA, etc. Additionally, the map should also be changed from 'sketch plan' to 'final'.

New Business:

Chairman Herrmann asked the Board to think about what they feel the future of Town should be for planning purposes. He further indicated that he would like the Board to be pro-active not re-active.

The Board made a recommendation that the Town Board review the 'sketch plan' conference section of Site Plan Review to see if the requirements can be minimized.

Adjournment:

Chairman Herrmann declared the meeting adjourned at 9:00 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk