



Town of New Lebanon

Planning Board regular meeting minutes – unapproved
May 18, 2016

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

Absent: Wes, Powell, Planning Board Member
Greg Hanna, Planning Board Member

Others Present: Deb Gordon

Chairman Herrmann opened the regular meeting of the Town of New Lebanon Planning Board at 7:45 pm.

Minutes Review:

Upon review of the March 16, 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	Absent
Wes, Powell	Absent
Josh Schuster	Aye
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

Chairman Herrmann reviewed the Engineer Report dated 05.18.16 submitted by Paul McCreary, Engineer for the Town, in connection with the above noted case.

Chairman Herrmann directed the applicant's attention to the following points in this report:

Septic Issues:

(2) As you may or may not know, on-site waste water disposal system are typically not allowed to have vehicular traffic across the disposal field. This is both pre and post construction. This system, supplied by this manufacturer, has a design that is vehicular loading compatible. As compaction of the disposal system/field over time is a concern (compaction of the disposal field is detrimental to the operation of that portion of the septic system), the manufacturer (Presby Environmental) was contacted regarding the detail used and its capabilities for sustaining vehicular traffic. Their response was that they share the same concern that I have. The detail shown and titled as "Enviro-Septic Sand Bed Sectional View" (drawing SP-2) shows a 5" thickness of aggregate crusher run as the paved surface. This is for both the parking spots and for the circulation/driveway areas. Presby Environmental recommends that a 12 inch compacted thickness of subbase material be placed between the top of the sand bedding and the bottom of the pavement. For

clarity, they also recommend (and the drawings show this) stabilization road fabric between the sand bedding of the disposal system and the subbase. Given that it is proposed to have a 5 inch thickness of crusher run pavement, the total thickness of crusher run over the sand bed should be 19 inches (12 + 5). While the current design may indeed support very light vehicular traffic, it will not support heavier vehicles, and, in my opinion, it must. Deliveries to this site for supplies or other materials for the currently unknown commercial endeavor is unknown, but it is not likely that it will be by van. Having this septic disposal field protected by a thicker layer of subbase and pavement will provide longevity for the system and protect it from potential heavy vehicle loading.

(3). Given that the septic tank will also be within the parking area travel way, it should be clearly noted on the plans and on the septic tank schematic that the septic tank be rated and designed for H-20 vehicular loading.

(4). The on-site septic system is one that has been designed for what I would term as residential flow; basically a 4 bedroom residence. As before, this limits the type of wastewater flow that can enter this system. It is my understanding that the Applicant is now proposing commercial endeavors that would not have a "strong" or high volume waste stream. There is nothing on the site plan that indicates the types of commercial endeavors that will meet this sewage system design criteria (basically a limitation). I offer that there can be a notation made on the site plan that indicates the types or styles of commercial endeavors that can be allowed for this site along with a clarification of the waste stream limitations should the site be occupied by a business that falls outside of traditional definitions.

Deb Gordon stated that she would request that her engineer address these items and make revisions to the plan for the next meeting.

Other issues:

(1). As the parking area and circulation lanes are to be aggregate crusher run, the parking spots will not have pavement strips. The Applicant has provided the appropriate Accessible parking spot sign, however there is no indication for the required 9 foot wide access way for that accessible parking spot. A sign is recommended for that area stating No Parking and that it is the Access Isle.

Deb Gordon indicated that she will include such a sign.

(2). There was an initial comment by the Planning Board Chair about snow removal, specifically snow storage areas. This is not currently shown on the site plan.

The Planning Board noted that there is a snow removal site depicted on the map.

(3). There appears to be an "un-removed callout note" without a leader on sheet SP-1. The callout states "Proposed Sewage Treatment Area (See Sheet SP-2 for Details). It is located above the callout for an 8" Hardwood. This callout also exists on sheet SP-2.

Deb Gordon said that she will request that her engineer remove bot 'call out notes'.

(4). What will be done with the existing sewage disposal system? (It is located near the parking area entrance.) It is also very close to the proposed disposal field.

Deb said that she wasn't planning to do anything with it. Bob Smith and Chairman Herrmann encouraged her to either remove it or to fill it in so that it doesn't rust and/or collapse.

(5). The residential lot (530 US Rte 20) in previous submissions had a new on-site septic system proposed. This plan does not show one.

Deb Gordon said that she is not ready to deal with the septic on the residential lot. Chairman Herrmann indicated that the proposed location needs to be depicted on the map.

A motion was made by Bob Smith to schedule the public hearing on the above noted request for next month's regularly scheduled meeting contingent upon the afore mentioned modifications/edits. The motion was seconded by Jerry Grant and carried on the following vote:

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

Adjournment:

Bob Smith moved to adjourn the meeting at 9:35 pm. Michael Blatt seconded the motion that carried on the following vote:

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

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk