

**MINUTES OF THE QUAD BOARD MEETING OF
THE TOWN BOARD, THE PLANNING BOARD, THE
ZONING BOARD OF APPEALS AND THE
CONSERVATION ADVISORY COUNCIL OF THE TOWN
OF NEWLEBANON HELD ON MARCH 28, 2017**

Present:

**Colleen Teal, Supervisor
Chuck Geraldi, Councilmember & ZRC Member
Kevin Smith Sr., Councilmember
Dan Evans, Councilmember
Mark Baumli, Councilmember & ZRC Member
Stephanie Ferradino, Town Attorney
Hazel "Cissy" Hernandez, CEO/ZEO
Ray Herrmann, Planning Board Chair
Robert Smith, Planning Board Member & Ethics Bd Member
Wes Powell, Planning Board Member & ZRC Member
Greg Hanna, Planning Board Member & ZRC Member
Josh Schuster, Planning Board Member
Michael Blatt, Planning Board Member
Tony Murad, ZBA Chair & ZRC Member
Ted Salem, ZBA Member & ZRC Chair
Jeff Hattat, ZBA Member
Jeannine Tonetti, ZBA Member & Ethics Board Member
Phyllis Stoller, ZBA Member
Cynthia Creech, Deputy Supervisor, Court Clerk,
Rec. Commission, CAC & ZRC Member
Peg Munves, CAC Member**

Recording Secretary: **Tistrya Houghtling, Town Clerk**

Others Present: **J.J. Smith, NL Rep to CC Office for the Aging
Jeff Winestock, Highway Superintendent
Thaddeus Flint, Reporter for The Eastwick Press
Several members of the Public**

CALL TO ORDER:

The meeting was called to order at 6:41 p.m. by Supervisor Teal.

THE FOLLOWING TOPICS WERE DISCUSSED:

- The goal of the Quad Board meetings is to open communication amongst the various boards. The Town Board enacts or amends legislations that the Planning Board, Zoning Board of Appeals and Building Department then have to work with. These meetings will allow for the various boards to communicate what is or isn't working with the legislation. Land use regulation is not intended to be punitive nor should it be unnecessarily cumbersome, however it needs proper planning & oversight so that growth and development don't become detrimental.
- An opinion was expressed that if laws are on the books we should either enforce them,

amend them or repeal them.

- Legislation should be applicant friendly to encourage growth but also has to be easy for our staff to administer and enforce it.
- CAC – we may want to consider adding 2 CAC members to the Zoning Re-Write Committee. When applications are received in the building department that require a SEQRA review, they should be referred to the CAC for their input. To prevent the applications from being held up, any applications requiring SEQRA should automatically be sent to the CAC as well as the Planning Board or ZBA by the Building Department. If the CAC has not provided input to the relevant board either in advance of their next meeting or at their next meeting, it will be assumed that they have no input.
- Multi-Board Meetings for some applications – it was discussed that some projects that require meetings with both the Planning Board and the Zoning Board of Appeals should meet with both boards on the same night instead of bouncing back and forth between the boards. This would allow for consistency in the process instead of being told by one board to do something and then getting conflicting directive from the other board.
- Site plan review – current legislation requires some projects to go through the entire site plan review process that do not need that thorough of a review. We need to work on creating a simple site plan review for smaller projects or simple use changes and a full site plan review for larger projects and more complex use changes and define what criteria triggers simple site plan review and what criteria triggers full site plan review. We need to define who looks at these criteria to decide if a project can do the simple review or needs the full review. Some expressed the opinion that it should be the chair of the ZBA and the chair of the Planning Board that look jointly at applications to determine if the simple or full site plan review are needed. Some expressed the opinion that it should be the CEO/ZEO that should do this.
- Minor subdivisions – should we require a building envelope, perc test and driveway specs? Some expressed the opinion that we should not require these things as not all minor subdivisions are with the intention of creating buildable lots. Some expressed the opinion that a buyer would assume that if a property was subdivided it is a buildable lot therefore we should require these things.
- Junkyard provisions – should we repeal the junkyard law or just amend it to exclude what we don't want to allow? There was consensus among all present that we should repeal the junkyard provisions completely.

ADJOURNMENT:

A motion was made by Councilmember Geraldini and seconded by Councilmember Smith to adjourn the meeting at 8:36 p.m.

Respectfully submitted,

Tistrya Houghtling
New Lebanon Town Clerk