



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF THE  
TOWN OF NEW LEBANON HELD ON MAY 16, 2018 ON A REQUEST MADE BY  
STEWART'S SHOPS CORP. (19.2-1-48)  
FOR SITE PLAN REVIEW TO ERECT A NEW STEWART'S SHOP  
ON THE SITE OF THE EXISTING MINI-MART**

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**Present:** Ray Herrmann, Chairman  
Elizabeth Brutsch, Planning Board Member  
Greg Hanna, Planning Board Member  
Wes Powell, Planning Board Member  
Bob Smith, Planning Board Member

**Absent:** Michael Blatt, Planning Board Member  
Josh Schuster, Planning Board Member

**Others Present:** Cissy Hernandez, CEO; Nick Daniels, Hershberg & Hershberg;  
Bryan Davis, BBL Construction Services, LLC; Thomas Light,  
Certified Document Security; Chris Potter, Stewart's Shops Corp.;  
David Farren, CAC; JJ Johnson-Smith; Thaddeus Flint; Scott  
Larabee

**CALL TO ORDER:**

The public hearing was called to order at 7:38 pm by Chairman Herrmann.

**PROOF OF PUBLICATION AND POSTING:**

Proof of publication was provided as follows:

**LEGAL NOTICE  
PUBLIC HEARING  
PLANNING BOARD  
TOWN OF NEW LEBANON  
COLUMBIA COUNTY**

NOTICE IS HEREBY GIVEN that the Town of New Lebanon Planning Board will be holding a Public Hearing on behalf of Stewart's Shops Corp., which intends to purchase the existing E-Z Mart, demolish same, and construct a new Stewart's Shop. The property is located at 492 U.S. Route 20 in the Town of New Lebanon.

The Public Hearing will take place on Wednesday, May 16, 2018, at 7:30 P.M. at the New Lebanon Town Hall; 14755 State Route 22 North; New Lebanon, NY. More information is available by contacting the Planning/Zoning Clerk during her normal business hours.

**PUBLIC COMMENT:**

Chris Potter appeared on behalf of the Applicant which is proposing to redevelop the existing Mini Mart.

Mr. Potter provided this Clerk with certified mailing receipts confirming the abutters had received notice of the Public Hearing.

The only changes made since the last meeting was the addition of various details requested by the Board, including lighting, grading, drainage and trees. A full set of plans exists.

Chairman Herrmann asked if anyone from the public wished to speak on this project. Scott Larabee, who owns an existing business next door to Stewart's, said he sees nothing that will affect them and is all for the new site.

The Public Hearing will remain open until next month's meeting as this matter must be referred to the County for their review, since the project is located on a County road.

Respectfully submitted,



Donna M. Gedeon  
Planning/Zoning Clerk