



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
March 20, 2019

Present: Michael Blatt, Chairman
Bill Banker, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member

Absent: Bob Smith, Planning Board Member

Others Present: Thomas & Carol Benson; Cindy Elliott; Susan & Chris Sedlmayr

I. Call to Order

Chairman Michael Blatt called the Regular Meeting of the Planning Board to order at 7:35 p.m.

II. Regular Meeting

Upon conclusion of the Public Hearings on Case No. PB-2019-001 and Case No. PB-2019-003, Chairman Blatt called for the resumption of the Regular Meeting of the Town of New Lebanon Planning Board at 7:44 p.m.

Case No. PB-2019-001 – Thomas & Carol Benson (19.-1-57.111)

(Public Hearing) The Applicant is requesting a lot line change to transfer land to their two daughters by changing their property lines located on County Route 5.

Town Engineer, Paul McCreary, had forwarded his comments on this matter, including the fact that there are setbacks on this property which are grandfathered in, driveways through the lot to the adjoining lot, where the Applicant would have to grant easements to access same if they decide later on to sell the parcels to anyone other than their daughters. It was also noted that the subdivision creates a very small parcel of land, 3 acres and 3.88 on the other side, and the Applicant will never be able to subdivide this property again (RA-1 district). Mrs. Benson said this small parcel is a cliff, and Mr. Benson said a wetland exists in front of it.

Chairman Blatt asked if anyone had any further questions and no one did. Member Brutsch said the decision document had been prepared and asked if there were any other changes to be made to it. She suggested language that the one parcel could no longer be subdivided should be added to the decision document, and it was agreed it should. [This Clerk will make this addition to the final decision document.]

Chairman Blatt then advised the Planning Board that they needed to complete a SEAF form. Member Hanna read the form aloud and completed same. Member Brutsch then made a motion to grant the negative declaration, which motion was seconded by Member Hanna. The vote carried, as follows:

Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye
Greg Hanna	Aye
Bob Smith	Absent
Michael Blatt, Chairman	Aye

Member Hanna made a motion to approve this Application, which motion was seconded by Member Brutsch. The vote carried, as follows:

Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye
Greg Hanna	Aye
Bob Smith	Absent
Michael Blatt, Chairman	Aye

It was noted that the Applicant did not bring additional large-size copies of their revised survey to the meeting; therefore, Chairman Blatt was unable to sign and stamp same. They will obtain multiple large-size copies from their surveyor and drop them off for this purpose. In addition, the Applicant was advised that they must file their plans with the Columbia County Clerk's Office within 62 days of signing and stamping by the Chairman. [Cindi Elliott explained the filing procedure to the Applicants.] Chairman Blatt reminded the Applicants that the setback requirements need to be on the final map before he can sign and stamp same. He suggested the Applicants obtain the necessary copies of this final map and submit same for signing/stamping as soon as possible, and they agreed to do so.

Case No. PB-2019-003 – Sandpiper Ranch, LLC (17.-1-30.111)

(Public Hearing) The Applicant is proposing a minor subdivision of land it owns located on Old Gale Road and Wadsworth Hill Road, using Old Gale Road as the dividing line for the 2 parcels which will create a parcel of approximately 84+/- acres on the west side (which is to be sold) and a parcel of 3+/- acres on the east side of Old Gale Road.

Cindy Elliott, Surveyor, appeared on behalf of the Applicant. She advised the Board that the notes they had requested had been added to the final survey.

Chairman Blatt asked if anyone had any further questions, and Member Brutsch asked what the procedure would be if the property owner decided to further subdivide the property. Chairman Blatt said that would be a new subdivision, and currently this Board is only reviewing what's on the map that's been presented. Member Hanna remarked that any Applicant would have to wait for 10 years before further subdividing the property.

Chairman Blatt then advised the Planning Board that they needed to complete a SEAF form. Member Carroll read the form aloud and completed same. He then made a motion to grant the negative declaration, which motion was seconded by Member Hanna. The vote carried, as follows:

Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye

Greg Hanna	Aye
Bob Smith	Absent
Michael Blatt, Chairman	Aye

Member Hanna made a motion to approve this Application, which motion was seconded by Member Brutsch. The vote carried, as follows:

Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Aye
Greg Hanna	Aye
Bob Smith	Absent
Michael Blatt, Chairman	Aye

Chairman Blatt then proceeded to sign and stamp multiple copies of the final survey.

III. Minutes Review/Approval

Upon review, Member Brutsch made a motion to approve the regular meeting minutes of February 20, 2019, which motion was seconded by Chairman Blatt. The vote carried, as follows:

Bill Banker	Aye
Elizabeth Brutsch	Aye
Jim Carroll	Abstained
Greg Hanna	Aye
Bob Smith	Absent
Michael Blatt, Chairman	Aye

There being no additional business to come before the Board, Chairman Blatt adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Donna M. Gedeon

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Planning/Zoning Clerk