



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF THE  
TOWN OF NEW LEBANON HELD ON MARCH 20, 2019, ON A REQUEST BY  
SANDPIPER RANCH, LLC (17.-1-30.0111) WHICH IS REQUESTING A MINOR  
DIVISION OF LAND IT OWNS ON OLD GALE HILL ROAD AND WADSWORTH ROAD**

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**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:** Cindy Elliott, Surveyor, Thomas & Carol Benson, Susan & Chris Sedlmayr

**CALL TO ORDER:**

The public hearing was called to order at 7:34 pm by Chairman Michael Blatt.

**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 Sandpiper Ranch, LLC, who is proposing a minor two-lot subdivision of lands it owns on Old Gale Road and Wadsworth Hill Road (17.-1-30.111).

**The Public Hearing will take place on Wednesday, March 20, 2019, 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:**

Cindy Elliott, Surveyor, appeared on behalf of the Applicant. She had previously provided this Clerk with certified mailing receipts and a copy of her cover letter, confirming the abutters had received notice of the Public Hearing.

Ms. Elliott provided the Planning Board with a revised survey which contained the additions and notes they had requested at the last meeting of the Planning Board, including land contours, the existence of wetlands, and the fact that no perc tests had been conducted on the property.

Chairman Blatt noted there was an error in the address used in the Application; namely, the property is located at Wadsworth Hill Road (not Wadsworth Road). The map; however, shows the correct property address.

Chairman Blatt asked if there was anyone in the audience who would like to make a comment on this project; and Susan Sedlmayer advised that she had received the abutter's notice and wanted to know what the plans are for this property. Cindi Elliott advised Mrs. Sedlmayer that she has a client who has purchased property in Old Chatham and Hudson for investment purposes. This client intends to buy the 84-acre parcel (Parcel 1) once it is subdivided, and Sandpiper Ranch will be maintaining the remaining 31-acre parcel located on the east side (Parcel 2). While there is land available on which to build a dwelling, this purchaser is not currently looking to perform any construction on the property. They are aware of the wetlands and gas line located on the site, but currently have no plans to build. It is possible that he will build in the future, but has no plans to do so at this time. They are using the road as the dividing line.

Mrs. Sedlmayer said her property doesn't abut the land and wondered why she had received notice. Ms. Elliott advised her that all property owners within a certain radius of the subject property had to be noticed, so she provided notice to everyone within this radius. Ms. Sedlmayer said she is not complaining about the subdivision, she just wanted information on what was being proposed.

Chairman Blatt read an email that had been sent to the Planning Board from Scott Cohen and Anastasia Traina, abutters, and Ms. Elliott responded to each of the items raised, including the correction of the street address to Wadsworth Hill Road. Ms. Elliott again stated that this is a de facto subdivision using the road as the dividing line and then selling the 84-acre parcel.

Ms. Elliott had added certain notes on the map as requested by the Planning Board at their last meeting, including the fact that no perc tests had been conducted on the property. DEC and/or federal wetlands do exist on the property, and this is noted on the map.

Chairman Blatt mentioned that in his email, Mr. Cohen had asked for the reasons behind the subdivision and any future motives. Again, Ms. Elliott has answered this question in that the larger parcel is being sold, but there are no immediate plans for construction on same.

Member Carroll asked how Mr. Cohen will receive the answers to the questions raised in his email, and Chairman Blatt said he will be directed to the minutes which will be posted on the website.

Chairman Blatt asked if anyone had any additional questions, and no one did. He then closed the Public Hearing at 7:44 p.m.

Respectfully submitted,

***Donna M. Gedeon***

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Planning/Zoning Clerk