



**Town of New Lebanon**

Planning Board Regular Meeting Minutes – Unapproved  
July 17, 2019

**Present:** Michael Blatt, Chairman  
Bill Banker, Planning Board Member  
Elizabeth Brutsch, Planning Board Member  
Tegan Joy Cook- Planning Board Member  
Bob Smith, Planning Board Member  
Bill Banker, Planning Board Member

**Absent:** Greg Hanna, Planning Board Member

**Others Present:** CAC Bob Gillson, Town Engineer Paul McCreary 3 members of the public.

**I. Call to Order**

Chairman Michael Blatt called the regular meeting of the Planning Board to order at 7:48 p.m.

**II. Regular Meeting**

**Case No. PB-2019-008–Midtown Mall (Shaker Mill Properties) 19.2-1-51**  
**Sketch Plan Conference/ Special Permit Approval**

Engineer Mc Creary asked if there would be a draft for the decision document and board member Brutsch said that she will would draft the document with the narrative and supplements that were supplied by the applicant’s attorney.

Chairman Blatt read the seeker form for a special permit approval. Member Smith made a motion to accept the seeker form, member Carroll seconded the motion. The vote carried as follows:

Chairman Blatt-	Aye
Member Banker-	Aye
Member Brutsch-	Aye
Member Cook-	Aye
Member Carroll-	Aye
Member Smith-	Aye

Member Smith made a motion to approve a special permit to Shaker Mill Properties (Alan Becker). Member Joy seconded the motion. The vote carried as followed:

Chairman Blatt-	Aye
Member Banker-	Aye
Member Brutsch-	Aye

Member Cook- Aye  
Member Carroll- Aye  
Member Smith- Aye

Member Brutsch made a motion to approve the site plan review. Member Smith seconded the motion. The vote carried as follows:

Chairman Blatt- Aye  
Member Banker- Aye  
Member Brutsch- Aye  
Member Carroll - Aye  
Member Cook- Aye  
Member Smith- Aye

**Case No. PB 2019-009 Jo Jo’s Dream Self Storage 19.2-1-88.1**  
**(Site Plan Review) The applicant is requesting to install three new self-storage buildings on site at 658 State Route 20.**

Engineer Pat Prendergrast was present on behalf of Jo Jo’s Dream (Coon Storage). Mr. Coon would like to add 3 new units to the existing facility located at 658 State Route 20. He said that there is no need for new site lighting or septic. The structure will be identical to the existing structures.

Member Carroll asked who the property was deeded to and member smith replied, ‘It is deeded to the owner’. Member Brutsch, “Is there enough demand for more storage units?” Member Cook replied, “most of the smaller units are already rented”.

Member Banker stated, “the current lighting is not suitable, and member Joy agreed.

Chairman Blatt asked if the existing pieces of dirt and debris could be removed. Member Smith stated, “the dirt and debris was present before the storage unit was erected”.

Member Joy stated, “there is a percentage of the existing structure in a flood plain. The area needs to be shaded”. Mr. Prendergrast said that he would find out about the wetland.

Member Brutsch, “will there be any future expansion for this site?”. Mr. Prendergrast replied, “Mr. Coon does not have any future plans for expansion on the current site. Member Brutsch suggested that new lighting should be added along with vegetation. Member Smith replied, ‘there is no need for vegetation’. Chairman Brutsch requested that the logs be removed and the current site cleaned up.

Chairman Blatt,” Would there be any additional signage provided?”. Mr. Prendergrast replied, “a 4 x 6 painted wooden sign would replace the current sign”.

Member Carroll explained that landscaping is a part of the code. Member Smith stated, “landscaping should have been part of the original site plan that was approved”.

Chairman Blatt explained that the plans would need to go to county because the building is located on a public highway.

Member Joy made a motion to accept the preliminary site plan review. Member Smith seconded the motion. The vote carried as follows:

Chairman Blatt-	Aye
Member Banker-	Aye
Member Brutsch-	Aye
Member Carroll -	Aye
Member Cook-	Aye
Member Smith-	Aye

A public hearing was set for Aug. 21.

### **III: Approval of Minutes:**

Member Carroll made a motion to accept the minutes contingent on two corrections pertaining to continued discussion of the site plan review. Member Brutsch seconded the motion. The vote carried as follows:

Chairman Blatt-	Aye
Member Banker-	Aye
Member Brutsch-	Aye
Member Carroll -	Aye
Member Cook-	Aye
Member Smith-	Aye

Chairman Blatt adjourned the meeting at 8:17 PM.

Respectfully submitted,

*Michelle Bienes*

Michelle Bienes  
Planning/Zoning Clerk

