



## **Town of New Lebanon**

Planning Board Regular Meeting Minutes – Unapproved  
August 21, 2019

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

**Absent:** Bob Smith, Planning Board Member

**Others Present:** CAC Bob Gilson, Town Engineer Paul McCreary

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### **I. Call to Order**

Chairman Michael Blatt called the regular meeting of the Planning Board to order at 7:43 P.M.

### **II. Regular Meeting**

#### **Case No. PB-2019-009–Jo Jo’s Dream Self Storage 19.2-1-88.1 Site Plan Review**

Chairman Blatt stated that he wanted to make sure that when the installation of the new storage unit is complete that there would be no rubbish left behind. Engineer Mc Creary requested that Mr. Coon make sure that the vegetation that is planted would be deciduous.

Board Member Carroll requested that the vegetation that is planted would show greens during the Winter. Blue Spruce trees would be the prime example.

Board Member Brutsch stated, “make sure that the plants are hearty, in the winter there is a lot of salt from the roadways”.

Board Member Cook asked that lightning would be installed on the existing units. Mr. Coon stated that he would look into installing solar lightning on the existing units.

Board Member Cook stated, “This is a prominent building in New Lebanon, it is important that the building is kept clean and that the maintenance on the building stay current”.

Board Member Brutsch stated, “The existing debris currently on the site needs to be removed, and there needs to be no debris or open storage on premises”.

Chairman Blatt referenced a letter from the Columbia County Planning Board. Due to a lack of quorum at the County meeting, no action was taken on the request of our referral for 19-052 – Jo Jo’s Dream Self Storage. Chairman Blatt stated, “I do not want to hold up this case because of county.

Board Member Cook read the seeker form in its entirety.

Chairman Blatt made a motion to approve the seeker form as a negative impact. Board Member Brutsch seconded the motion. The vote carried as follows:

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

Member Carroll made a motion to approve the site plan subject to all conditions listed on the Decision Document and other requirements with the installation of green trees. The vote carried as followed:

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

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

Member Carroll made a motion to accept the minutes contingent on the correction of Board Member Cook's name from Joy to Cook. Board Member Hanna made a motion to approve the July minutes. Board Member Carroll seconded the motion. The vote carried as follows:

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

Chairman Blatt adjourned the meeting at 7:57 PM.

Respectfully submitted,

*Michelle Bienes*

Michelle Bienes  
Planning/Zoning Clerk