



**MINUTES OF A PUBLIC HEARING OF THE PLANNING BOARD OF THE
TOWN OF NEW LEBANON HELD ON August 21, 2019 ON A REQUEST MADE BY
JO JO'S DREAM 19.2-1-88.1
PLAN REVIEW FOR A INSTALLATION OF THREE NEW SELF STORAGE BUILDINGS**

Present: Michael Blatt, Chairman
William Banker, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Jim Carroll- Planning Board Member
Tegan Joy Cook, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member

Absent: Bob Smith, Planning Board Member

Others Present: Paul McCreary- Engineer, Bob Gilson- CAC Member

CALL TO ORDER:

The public hearing was called to order at 7:31 P.M. by Chairman 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 Jo Jo's Dream Self Storage). The applicant is Conrad Coon, the applicant is requesting a site plan review to install three new self-storage buildings.

The Public Hearing will take place on Wednesday, August 21, 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:

CAC Member Bob Gilson read an excerpt from the zoning ordinance. 37-65 # 6 states "The landscape plan will show a landscaped buffer a minimum of 50 feet or more where practicable between the proposed residential use and adjoining agricultural use". Mr. Gilson went on to explain that landscaping is an integral part of the property.

Mr. Gilson continued, "the logs in front of the existing building are not in compliance with the code, and appropriate shrubbery needs to be planted to shield the road".

Engineer Paul Prendergrast stated, “The logs will go away, the landscaping will be put in. And hydrangeas and forsythias will line the front of the property. Lighting (censor lights) will be installed on the new units, and a permanent 4x6 sign will be installed.”

Owner Conrad Coon, “The concrete pile will be removed., and the dirt will be used for the next building”.

Chairman Blatt read an email from resident Mark Baumli which addressed his concerns as an abutter to the property. (See attached documentation.)

Board Member Carroll stated, “there should be screening for the neighbors”. Carroll also inquired as to what screening is required. Carroll continued, “There are no visible trash bins present, “how do you handle that?” “Is there regular maintenance on staff?”.

Mr., Coon replied, “There is no regular maintenance on staff”.

Chairman Blatt asked Mr. Coon if he would plant evergreens alongside for screening. Mr. Coon replied, “no”.

Chairman Blatt stated, “Pavement is not needed to be installed”.

Board Member Carroll made a motion to close the public hearing. Board Member Brutsch seconded the motion. The vote was carried as followed:

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

Chairman Blatt closed the Public Hearing at 7:43.

Respectfully submitted,

Michelle Bienes
Planning/Zoning Clerk