



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
November 20, 2019

Present: Michael Blatt, Chairman
Elizabeth Brutsch, Planning Board Member
Jim Carroll, Planning Board Member
Tegan Joy Cook, Planning Board Member
Bob Smith, Planning Board Member

Absent: Greg Hanna & William Banker, Planning Board Members

Others Present: Town Engineer Paul McCreary, CEO Cissy Hernandez, three members of the community

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

Case No. PB-2019-010–Joseph A. Marchese (Marchese Ford) 20.1-1-43 & 20.1-1-44.1 Lot Line Adjustment

Frederick J. Haley (Professional Land Surveyor) was present to represent his client Joseph Marchese. Mr. Haley explained the history of the current Marchese property. The Marchese property is made up of four legal documents, this lot line adjustment will increase the legal documents to four. He went on to explain that the number of tax parcels will stay the same. Mr. Shannon will be selling a portion of his land to Mr. Marchese. This is not a sub-division, and it is non-conforming. There are no new lots being created.

Town Engineer Paul McCreary stated that the existing well and septic will remain. Board Member Carroll asked if there would be a zoning change. Mr. Haley stated, “It would be part of the lot and there would be no change in the zoning. CEO Hernandez stated, “It would be a split zone”. The current use of the property is brush, and mowing.

Mr. Haley is making a request to waive the Public Hearing. Board Member Smith made a motion to waive the Public Hearing, and Board Member Cook second the motion. The vote carried as follows:

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

Town Engineer McCreary said that there is no environmental impact for the lot line adjustment so the SEQR form does not need to be read aloud. Board Member Smith made a motion to accept the SEQR form, Board Member Brutsch second the motion. The vote carried as follows:

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

Member Cook made a motion to approve the lot line adjustment. Member Smith seconded the motion. The vote carried as follows:

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

II: Planning Board Document Discussion:

The process of decision documents was discussed. Chairman Blatt asked if the clerk would be allowed to sign the decision documents on his behalf. Mr. McCreary stated, “The clerk can sign the decision document on your behalf with an email stating you give her permission.” This needs to be done for each separate decision document.

III: Approval of Minutes:

Member Brutsch made a motion to accept the August 21, 2019 minutes. Member Cook second the motion. The vote carried as follows:

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

Member Hanna-	Absent
Member Smith-	Abstain

Chairman Blatt adjourned the meeting at 8:30 PM.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
Planning/Zoning Clerk