



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
December 18, 2019

- Present:** Elizabeth Brutsch, Planning Board Member
Jim Carroll, Planning Board Member
Tegan Joy Cook, Planning Board Member
Bob Smith, Planning Board Member
- Absent:** Michael Blatt, Chairman, Greg Hanna & William Banker, Planning Board Members
- Others Present:** CEO Cissy Hernandez, Bob Gilson CAC two members of the community
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I. Call to Order

Acting Chairman Elizabeth Brutsch called the regular meeting of the Planning Board to order at 7:33 p.m.

II. Regular Meeting

Case No. PB-2019-011–Michael Carey TM # 19.2-1-58.2& 19.2-1-60

(Sketch Plan Conference) The applicant is the new owner of Valley Plaza, and would like to open a laundromat. He stated that the property is 1250 square feet and that he is planning on installing Speed Queen Equipment. Mr. Carey was present to explain that he would like to open a laundromat in the Valley Plaza

Bob Gilson from the CAC asked, “What is the water like?”. Mr. Carey replied, “There are two tanks and I spoke to Joe Darcy about the septic system.”” There was a new system installed 12-13 years ago.”” The septic is located behind Family Dollar”.

Mr. Carey proceeded to state that he has reached out to James Malcolm from the Columbia County Health Department and his waiting for a return call. Board Member Carroll asked what kind of heat will be used. Mr. Carey stated that it will be propane heat. There are two tanks behind the store where the laundromat will be located.

Acting Chair Brutsch asked how many washers and dryers would be installed. Mr. Carey Replied, “There will be 10-14 dryers and 14-16 washers installed”. Board Member Carroll wanted to know where the venting from the machines would go. Mr. Carey explained that the venting would go out of the ceiling to the back of the building.

Board Member Cook questioned if there would be sound barriers between Bucky’s. Mr. Carey stated that he will do anything possible to contain the noise.

Board Member Carroll asked if the back alley could be cleaned up. Mr. Carey said that the

property is currently in good condition. Board Member Smith asked what the heat source was for the business. Mr. Caret stated that there are some current businesses in the plaza that are heat pumps with electric and others are propane. Acting Chair Brutsch asked if the mechanical area and bathrooms would be located where they are currently. Mr. Carey replied yes.

Acting Chair Brutsch requested for the next meeting for Mr. Carey to supply a more detailed drawing. Member Carroll asked if the laundromat would be open 24 hours. He also inquired about the lighting. Mr. Carey said that the laundromat would be opened for 24 hours and that the current lighting is sufficient.

Member Cook asked if there was sufficient parking. Mr. Carey said that he hopes that the customers coming in to utilize the laundromat would also shop at the other retailers in the plaza.

Acting chair Brutsch asked if there was a concern about chemicals going into the septic system. Mr. Carey assured the board that the tanks would be pumped and that he is prepared to whatever it takes to open the laundromat.

Member Smith said that the laundromat is a great idea. Mr. Gilson agreed that the laundromat is a great idea. He also inquired about the load bearing wall. Mr. Carey stated that the building is on a slab.

CEO Hernandez stated, "There would be no change to anything, this is a new owner and there would be no site work". "There would be site plan inventory only, and no formal application".

Acting Chair Brutsch requested a narrative with a more detailed explanation. She also Proposed to hold the preliminary and public hearing together on January 15, 2020.

Member Smith made a motion to accept the sketch plan. Member Carroll second the motion. The vote carried as follows:

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

Member Smith made a motion to hold the preliminary and public hearing at the next meeting. Member Carroll second the motion: The vote carried as follows:

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

III: Approval of Minutes:

Member Carroll made a motion to accept the November 20, 2019 minutes. Member Cook second the motion. The vote carried as follows:

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

Acting Chairman Brutsch adjourned the meeting at 8:03 PM.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
 Planning/Zoning Clerk