



Town of New Lebanon

Planning Board Public Hearing Meeting Minutes – Unapproved
January 15, 2020

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

Absent: William Banker, Planning Board Member
Bob Smith, Planning Board Member

Others Present: CEO Cissy Hernandez, Paul McCreary- Town Engineer, Jesse Newton-
Town Board Member, one member of the community

I. Call to Order

Chairman Michael Blatt called the Public hearing of the Planning Board to order at 7:39 p.m.

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 Michael Carey (owner of Valley Plaza) for a special request permit request located at 500 State Route 20, New Lebanon, New York.

The Public Hearing will take place on Wednesday, January 15, 2020, 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.

II. Public Hearing

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

The applicant is the new owner of Valley Plaza, and would like to open a laundromat.

Board Member Brutsch inquired about the current septic system that is present. Mr. Carey stated that he has spoken to the Columbia County Department of Health. He also had a conversation with town engineer Paul McCreary. Mr. McCreary recommended that Mr. Carey reach out to an independent engineer.

Mr. McCreary explained that Joe Darcy said that there is a very large leech field present with 2 septic systems in place. This could be looked into in more depth by the independent engineer. Mr. McCreary went on to explain that if a new system needs to be installed it would have to go through the Department of Environmental Conservation. Mr. McCreary said, "Due to the age of the mall, I would be surprised if it would need the Department of Environmental Conservation approval". He continued to say that the system seems to be in very good condition, but an engineer needs to do a complete inspection of the system.

It was explained that 550 gallons of water per day and washing machines soap strengths can hinder the system. Lint is also a problem, because it can clog the system. "If the system is large enough it would be fine". "The system can be adapted as needed". I don't believe the system would need to be replaced, "stated Town Engineer McCreary.

Chairman Blatt explained that a qualified engineer needs to certify that the new flow will be sufficient for the laundromat.

Mr. Carey said that the laundromat would not be open 24 hours. The operating hours would be from 6:00AM to 10:00 PM. The laundromat would be self- service. There would not be dry cleaning or in-house washing services provided. He will be installing brand new equipment. He has been researching the best equipment to purchase.

Resident David Cullen suggested to look into energy star equipment. Town Engineer McCreary stated that the equipment has to be energy star. Mr. Cullen asked what the source of water was. Mr. Carey replied, "it is a deep well". Mr. Cullen said to make sure you have the water checked. He also wanted to know how the water was heated. Mr. Carey stated, "the water is heated by propane".

Mr. Carey asked if a bathroom had to be accessible to patrons. CEO Hernandez said that there isn't any food being prepared on the premise so a bathroom does not need to be available to the patrons. If a bathroom was to be provided to the patrons it would have to be handicap accessible.

Mr. Carey said he would do whatever it takes to get the laundromat open and running.

Board Member Brutsch asked Mr. Carey to provide documentation on determining the water flow of the well at the next meeting.

Chairman Blatt said that a decision document will be prepared ahead of time and available at the February Public Hearing meeting. He also made a request to keep the public hearing open for county approval.

Board Member Hanna made a motion to keep the public hearing open. Board Member Cook second the motion. The vote carried as follows:

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

Chairman Brutsch adjourned the meeting at 8:15 PM.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
Planning/Zoning Clerk