



Town of New Lebanon

Planning Board Regular Meeting Minutes – Unapproved
February 19, 2020

Present: William Banker, Planning Board Member
Elizabeth Brutsch, Planning Board Member
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Bob Smith, Planning Board Member

Absent: Michael Blatt, Chairman
Tegan Joy Cook, Planning Board Member

Others Present: Ted Salem (Zoning Board Member), one member of the community

I. Call to Order

Acting Chairman Brutsch called the regular meeting of the Planning Board to order at 7:30 pm.

II. Public Hearing

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

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

Mr. Carey was not present. He had called and asked for a continuance for the public hearing. Board Member Jim Carroll made a motion for a public hearing continuance for March 18, 2020. Board Member Bob Smith second the motion. The vote carried as follows:

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

III. Approval of Minutes

January 15, 2020

Board Member Carroll made a motion to accept the January 15, 2020 minutes. Board Member Hanna second the motion. The vote carried as follows:

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

IV. New Business

Recommendations to Town Board on LL # 1; 2020

Ted Salem (Zoning Board Member) was present to discuss the Local Law #1; 2020. A corrected and overhauled version of the code was done. The terms in the use table were redefined and substantial changes were made to the definition portion of the local law. There were also changes to the sign law section. Board Member Hanna stated, “There were mainly tweaks made, not major changes”.

Member Jim Carroll explained that the lots Southeast of Country Squire that were zoned commercial/industrial are now zoned commercial/residential.

ZBA Member Salem explained that the trailer park next to the Speedway was a non-conforming use and now is a conforming use. He continued to explain that there was a minor change to the North side of Churchill Road. It was changed to residential because it was deemed unsuitable for commercial use.

There was a change to the classification of ponds. Originally there were no regulations on ponds. In the current law ponds are now explained. Acting Chair Brutsch asked, “Where do retention ponds fall? There is no distinction between ponds or retention ponds.” Salem replied, “There is a definition for ponds in the law”. Member Carroll voiced his concerns about the square footage for ponds.

In Section E of the law (Complaints) Acting Chair Brutsch recommended to change “acknowledgement of complaints would be addressed in ten days. She recommended to add business., Instead of ten regular days it would state ten business days. Salem agreed on the correction.

Discussion took place in reference to short term rentals and bed and breakfasts. It was explained that the committee is currently working on proposed regulations with short term rentals.

Member Carroll stated that in the category of home-based businesses numbers 2 & 3 were new. Member Banker questioned why special purpose vehicles were restricted to a 1 ½ ton capacity. Carroll then questioned how the law should regulate the vehicle capacity. “Should we regulate by length instead of size?”.

While reviewing the Home Occupations 2 & 3 classifications Acting Chair Brutsch asked, "Why are there two different boards looking at similar classification cases ". Salem explained that the Home-based Business category is new". He continued, "Jurisdiction will stay the same for now".

Salem explained that the Signs & Posters section was re-written. Sections 4, 5 and 6 are new. The difference between the sign laws for business & residential are still maintained. Provisions were added for sandwich sign boards.

After reviewing the definition section of the law, no one voiced any concerns.

The Planning Board Clerk will be providing the planning board members the list of recommendations that they made on the Local Law #1; 2020. Any additions or clarifications will be made and then forwarded to the Town Board.

Acting Chair Brutsch adjourned the meeting at 8:30.

Respectfully submitted,

Michelle Bienes

Michelle Bienes
Planning/Zoning Clerk