



**Town of New Lebanon  
 Planning Board Minutes – unapproved  
 September 22, 2021**

Present: Elizabeth Brutsch Chairperson  
 Brent Gawron Board Member  
 Greg Hanna Board Member  
 Steve Muse Board Member  
 Monte Wasch Board Member

Absent: William Banker- Board Member. Jim Carroll- Board Member

Others Present: 22 members of the public

**I. Call to order:**

Chairperson Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 9:15 PM.

**II. Regular Meeting**

**Case No: PB 2021-009 Christopher Lindop TM # 28.-1—29.1 Minor Subdivision/Lot Line Adjustment**  
 Agent Fred Haley. Applicant is seeking a 4 lot subdivision and a lot line adjustment. The property is located at 165 McGrath Hill Road, New Lebanon, New York

Board Member Muse made a motion to approve the minor subdivision and lot line adjustment. Board Member Wasch second the motion. The vote carried as follows:

Elizabeth Brutsch	Aye
Jim Carroll	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

**Case No: PB 2021-010 Conrad Coon TM # 8.-2-76 Minor Subdivision**

Applicant is requesting a minor subdivision of 2 lots. The applicant is also seeking a lot line adjustment between the 2 lots. The property is located at 4565 County Route 9, New Lebanon, NY

Board Member Wasch made a motion to approve the minor subdivision with a lot line adjustment. Board Member Carroll second the motion. The motion carried as follows:

Elizabeth Brutsch	Aye
Jim Carroll	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

**Case No: PB 2021-005 Taconic Engineering, DPC (Camp DD, LLC) TM # 19.4-1-22-**

Agent for Applicant: Andy Didio, Taconic Engineering. The applicants, having withdrawn their original request for Site Plan Approval on a proposal for an RV Storage Building (PB-2021-003) which required an area variance approval from the ZBA, the applicants are now submitting a new request for Site Plan Approval that depicts a reconfiguration of two buildings that will not require an area variance,

Board Member Wasch explained the board has to make judgements, and there are many questions if this application adheres to standards. He also explained that the board is not duty bound to approve this project. The prior approval in this case does not come into factor. The argument that has arose in regards to the other storage facilities in town are invalid because they were approved by a different board. He goes on to explain that the site that Coon Self storage is on is not suitable for other types of businesses. He said he would not be comfortable approving this project.

Board Member Carroll stated that he appreciated the effort that went into re-designing the building after the boards concerns but felt the screening was still inadequate, He also said that he would not approve this project.

Board Member Muse said that after looking at all of the factors and that the comprehensive plan guiding the board, the character and nature should be comparable to the town. This project does not fit with the character of the town. He also went on and refereed to Zoning Code 205 which spells it out clearly, it needs to be a benefit to the entire community. He was in agreement that he would also not approve this project.

The attorney for the applicant Mr. A'Hearn explained that the prior decisions do set precedents. He also pointed out that three buildings (the Masonic Temple, The Church, and Shuji's) are not the entire community. In regards to the height of the building Mr. A'Hearn stated that there is nothing in the code that regulates that screening is needed. He was concerned that the majority of the board is against the project and that his applicant should not waste any more time or money. He also stated that they never saw what the board was speaking of in regards to the Comprehensive Plan. He continued explaining that the use is permitted, and to deny the use he sees no reason to continue.

Mr. Didio explained that all of the concerns of the board have been addressed and added to the project.

Board Chairperson explained that the use doesn't fit. The architectural features that were added are out of scale, and that the applicant did not provide a change in the roof pitch. Chairperson Brutsch stated that it would be wise to postpone any decision by the board until the next meeting.

Board Member Wasch made a motion to postpone any decision until the next meeting. Board member Carroll second the motion. The vote carried as follows:

Elizabeth Brutsch	Aye
Jim Carroll	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

**Case No: ZBA-Nokomis Ecology Center TM # 27.-1-26.100- Lot Line Adjustment**

Agent for applicant: Bryce Recer, CPL Team. Request for Minor Subdivision approval for a Lot Line Adjustment located at 599 Wadsworth Road. Continuation of a request for a Special Permit and Site Plan Approval to construct a private school/ecology center.

Board Member Carroll asked for a clarification on the amount of marking spaces that would be provided on site. There will be a total of 24 parking spaces, 10 of the spots on the gravel and 14 spots would be overflow parking grass pavers. The fill will compromise of materials on site and off site. Board Member Wasch asked if the board was permitted to ask for a business plan. Town Attorney Ferradino replied, "No".

Board Chairperson Brutsch explained that there has been new information brought about at tonight's meeting and would like to postpone any decisions until the next meeting.

Board Member Muse made a motion to keep the regular meeting open until next month. Board Member Carroll second the motion. The vote carried as follows:

Elizabeth Brutsch-	Aye
Jim Carroll-	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

**III. Approval of Minutes:**

August 18, 2021

Board Member Wasch made a motion to approve the August minutes. Board Member Carroll second the motion. The vote carries as follows:

Elizabeth Brutsch-	Aye
Jim Carroll-	Aye
Brent Gawron	Aye
Greg Hanna	Absent
Steve Muse	Aye
Monte Wasch	Aye
William Banker	Absent

The meeting was adjourned at 10:06 PM.

Respectfully,

Michelle Bienes  
Planning Board Clerk