

Town of New Lebanon  
Comprehensive Plan Update Committee  
Minutes – October 18, 2021

Present: Deb Gordon, Greg Hanna, Jim Carroll, Steven Muse, Sharon Powers, Tony Murad and Ted Salem

1. The committee discussed the comments provided by Elizabeth Brutsch (in her private capacity), the only comments received since the 10/13/21 public hearing. Note: the committee considered Fiona Lally's written comments in addition to her verbal comments at the hearing on 10/13 and determined that no changes to the Plan were needed. The committee made the following determinations regarding Elizabeth's comments:

- Land acquisition by the Town - this is in process and not a matter for the Plan. The Plan's recommendation that the Recreation Commission plan for the use of this property will remain in the Plan;
- Other conservancies - the committee recommended more blazed trails and multi-use trails that would include these properties. The suggestion to form a volunteer cadre is consistent with the current draft;
- Design standards, particularly in historic areas - the committee debated this matter at length in formulating its goals and strategies and determined current site plan regulations adequately addressed this matter;
- Chain stores - the Plan's aversion to "big box" stores does not extend to or include chain stores. This is a common misunderstanding;
- Speedway - The current Plan adequately addresses both the positives and negatives;
- Address us vs. them - The committee is not convinced that a problem in this area exists. There is some frustration with the perception of lack of government engagement with citizens. And while younger residents do not routinely volunteer in Town functions/committees, many are engaged with the schools, Library and other outlets.

The committee determined that no changes were needed to the current Plan based on these comments.

2. Refer the Plan to the Town Board: In response to Ted's question if the Committee was prepared to recommend the Plan in its current form, Deb reiterated her request that the Plan better summarize the 2009 Housing Study and the 2014 Hamlet Revitalization Report; particularly lay out their findings and recommendations. After discussion, the committee determined that the Plan's treatment of these studies was adequate.

The committee adopted the following resolution to recommend and transmit the Plan to the Town Board:

**Resolution of the Town of New Lebanon Comprehensive Plan  
Update Committee**

**Recommendation of Plan to the Town Board**

October 18, 2021

WHEREAS, the Town of New Lebanon Comprehensive Plan Committee (Committee) drafted the 2021 Comprehensive Plan (Plan) following several months of review of public input, census data, and the 2005 Comprehensive Plan; and

WHEREAS, the Committee solicited input from Town board and committee members and adjusted its Plan based on that input; and

WHEREAS, the Committee held public forums on September 21 and 25, 2021 and held a public hearing pursuant to Town Law 272-a on October 13, 2021 and also received written comments from the public; and

WHEREAS, the Committee has carefully considered this public input and made adjustments to its Plan it deemed appropriate.

NOW THEREFORE BE IT RESOLVED, the Town of New Lebanon Comprehensive Plan Committee hereby recommends the 2021 Comprehensive Plan to the Town of New Lebanon Town Board for their consideration and adoption; and

BE IT FURTHER RESOLVED, that Committee authorizes the referral of the Plan to the Town of New Lebanon Town Board.

WHEREUPON, this Resolution was declared adopted by the Town of New Lebanon Comprehensive Plan Committee.

The motion was moved by Ted Salem, Chair

The motion was seconded by Jim Carroll

Yea: Ted Salem  
Jim Carroll  
Greg Hanna  
Deborah Gordon  
Tony Murad  
Steve Muse  
Sharon Powers

Nay: None

Absent: Jesse Newton  
David Farren  
Winfried Fuchshofen

The committee will meet again only if it needs to make amendments to the Plan based on direction from the Town Board.

Respectfully submitted,

Ted Salem, Chair