



**Town of New Lebanon
Planning Board Minutes – unapproved
December 15, 2021**

Present: Elizabeth Brutsch- Chairperson
Jim Carroll -Board Member
Greg Hanna- Board Member
Steve Muse- Board Member
Monte Wasch -Board Member

Absent: William Banker- Board Member
Brent Gawron -Board Member

Others Present: Jeff Hattat-CEO, Ted Salem-ZBA, John Trainor-Town Board Member, 9 members of the public

I. Public Hearing

Board Member Muse made a motion to open the Public Hearing at 7:30 PM. Board Member Wasch second the motion. The vote carried as follows:

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

Sketch Plan/ Site Plan Review -Joanna Phillips TM # 18.-1-4.121

Applicant is replacing an existing manufactured home with a larger one. Manufactured homes in RA 1 require SP/SPR.

Mrs. Phillips explained that a 14 x 70 mobile home was demolished at that it would be replaced with a 56 x 28 pre-fabricated home.

There was no public present.

Board Member Hanna made a motion to close the Public Hearing. Board Member Carroll second the motion. The vote carried as follows:

Elizabeth Brutsch-	Aye
Jim Carroll-	Aye
Brent Gawron	Absent
Greg Hanna	Aye

Steve Muse
Monte Wasch
William Banker

Aye
Aye
Absent

Respectfully,

Michelle Bienes
Planning Board Clerk