



**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 Memeber

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

I. Regular Meeting

Board Member Carroll made a motion to open the regular meeting opened at 7:32PM. Board Member Hanna 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

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 had no other further comments or explanations in regard to her application. Board Member Hanna asked where the dumpster was moved to. Mrs. Phillips explained that they moved it where yo could not be seen.

Board Member Hanna made a motion to approve the application. 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	Aye
Monte Wasch	Aye
William Banker	Absent

Sketch Plan Conference- Carol Reichert TM #30.-1-9.100

Application 21-137. Applicant would like to open a museum on her property. Museums require a SP/SPR. Discussions require as to how the new special codes will be applicable. Application denied by the ZEO.

Carol Reichert presented to the board. She would like to turn her property into an event venue and museum. There is a lot of history on her property. She would like to use some of the buildings for concerts/ weddings. The property is like a museum due to the Shaker memorabilia and rich history. It is a beautiful property. The applicant would like to share the property with the community.

A museum is an approved use on the road with a special use permit. They would also like to hold events on premises.

Ms. Reichert is concerned about her neighbors. She wants minimum traffic and minimum noise. She is also concerned with parking. She does not want to interfere with her neighbors. The Chair Factory building will house events. The applicant is looking for ways to subdue the noise in that building. The hours of the events will end no later than 11:30 PM with music ending at 10:00 PM.

The board explained that the application would be a twofold:

- Restore the buildings for a museum
- Hold events

Board Member Muse said that it sounds exploratory. That the applicants have not settled on the use. He also clarified that the number of people in attendance at the events would have to include the workforce.

Ms. Reichert explained that her and her husband were present to learn what is required by law, what the boards expectations are and what would be appropriate for the town. Ted Salem explained that the new special events code applies to any property in town except for churches and schools amongst other exemptions outlined in the code. Anyone in town can hold events on 12 days per year.

Board Member Wasch asked for clarification. Is it 12 separate events? Would a permit be denied for the 13th event? Chairperson Brutsch explained the law states 12 special events over 150 people. She said that the Planning Board put limits on the number of events outside of those allowed by the town's special events code. Chairperson Brutsch expressed concern that a special events venue use would override the museum use if limits were not placed on the number of events.

Ms. Reichert explained that she spoke to the Department of Education for guidance for the museum. She needed to explain to them what artifacts will be housed there, hoe they would be displayed and catalogued, their code of ethics and how the collection will be expanded. This narrative was submitted to the Department of Education on November 10, 2021. She followed up with them on December 15, 2021 and asked when a museum charter may be granted. They told her that the application would most likely be reviewed and a response made by February 2022.

The buildings on site will be considered artifacts. The chair factory will house and display smaller memorabilia. The family that owned the property will be donated artifacts. Board Member Wasch asked what role Jerry Grant would be taking in the museum project. Jerry Grant is a curator at the Chatham Shaker Museum as well as the New Lebanon Shaker Museum. A board was created for the museum. Mr. Grant will be a history consultant for the museum.

Board Chairperson Brutsch asked what the museum hours would be and what visitors to the museum would see. Ms. Reichert explained. The museum would be open to the public 2-3 days a week, and available for tours. The tours would consist of touring all of the buildings on the property. The patrons would be taken to each building and an explanation of how the Shakers used the facilities would occur. The applicant would also like to offer a special children's program for students that would be interactive. One example was that the students from Darrow created a mosaic from glass found on the property. A Shaker medicinal garden is also an idea that would like to see come to fruition.

The applicant expressed her desire to share the historic property with the community. She would love to host the high school prom in the future. She would also like to hold workshops which would include artisans within the community.

Board Member Brutsch asked if the museum could operate without a charter. CEO Hattat said that the definition in the town code does not state that a charter is not needed to operate. Chairperson Brutsch reads the description of a museum from the code.

Board Member Wasch explained that there are many museums in New York that do not have charters. You cannot bar operation as long as it meets code. Board Member Carroll asked if the museum would operate during winter. Ms. Reichert explained that it depends on the weather because the chair factory is not heated. The photographs will be displayed in the lower level of the chair factory and the artifacts will be displayed in the upper level.

Ms. Reichert explains the tour:

- The tour would begin at the former Shaker dwelling. The foundation remains, the dwelling was torn down.
- Brethren's Workshop- this is currently a residence
- Chair Factory- Four story building. The special events would take place on the first two floors.
- Sister's Workshop- Only foundation exists
- Barn Ruins- 8,000 square feet, foundations and pond
- Shaker cemetery

The parking lot would be located on the other side of the street. The special events plans:

- Concerts - (classical, folk, Spanish dance)
- Workshops- 30 people or under
- Weddings & receptions
- Community events

A proposed schedule of desired events will be provided with the application. The applicants architect William Wallace asked if the board would accept a museum use without a charter. He explained that there is an artist currently on the property painting the house. National Geographic will be publishing an article about the property in the near future.

Craig Westcott from the Columbia Land Conservancy is interested in having a fundraiser on their property. There are 30-40 acres on each side of Darrow Road for parking. There are 3-4 buildings currently on the property and the remaining are ruins.

Mr. Shereda stated that he and his wife want to share the history of their property. He also explained that they want to be transparent. They are looking into securing grants but the big money maker would be the income from holding events.

Chairperson Brutsch explained that the board did not have to move on the application tonight. She

asked if the board would accept the pre- application without a charter. Board Member Carroll said that it is not necessary to have a charter in place to move forward. Board Member Muse added that he likes the concept and that they do not need a charter to be a museum. He agreed to proceed without a charter. Board Member Wasch expressed that we want to encourage the growth of the community. We should do everything we can to encourage growth. Board Member Hanna said that this project benefits the town and an application should be submitted.

Board Chairperson Brutsch agreed but expressed concern that the special events use permit does not override the museum use events. Special events need to be classified with what they are.

Chairperson Brutsch explained the requirements for the next meeting:

- Detailed drawings
- Narrative
- An outline of events
- \$5,000 escrow

Board Member Wasch made a motion to move along with an application. 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	Aye
Monte Wasch	Aye
William Banker	Absent

II. Approval of Minutes November 17, 2021

Board member Wasch made a motion to accept the minutes with one recommendation, change December 21, 2021 to December 15, 2021. 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	Aye
Monte Wasch	Aye
William Banker	Absent

III. Meeting Time Change

Board Chairperson asked the board if they would like to change the time of future meetings.

Board Member Wasch made a motion to send a recommendation to the Town Supervisor to change the planning board meetings from 7:30 to 7:00. 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	Aye
Monte Wasch	Aye
William Banker	Absent

Board member Carroll made a motion to adjourn the meeting. Board Member Muse 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

The meeting was adjourned at 8:45 PM.

Respectfully,

Michelle Bienes
Planning Board Clerk