



**Town of New Lebanon
Planning Board of Appeals Public Hearing Minutes – unapproved
3/16/2022**

Present: Elizabeth Brutsch, Planning Board of Appeals Chairperson
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Steven Muse, Planning Board Member
Monte Wasch, Planning Board Member
Joshua Young, Planning Board Member

Absent: Brent Gawron, Planning Board Member

Others Present: Stephanie Ferrandino- Town Attorney, Anthony Murad- Zoning Board Chair, sixteen members of the community.

I. Call to order:

Chairman Brutsch called the meeting of the Town of New Lebanon Planning Board to order at 7:02 pm.

II. Public Hearing:

Case No: PB 2002-003-: Special Permit- James Carroll TM # 28.-1-90

Applicant is requesting a special permit to convert a single-family dwelling to a short-term rental.

Board Member Muse made a motion to open the public hearing. Board Member Wasch second the motion, the vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Abstain
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Mr. Carroll explained that his property is located at 2017 County Route 5 and would like to make this property into a short-term rental. There are no interior or exterior changes being made, just upgrades.

Board Member Wasch made a motion to close the public hearing. Board Member Hanna second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Abstain
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye

Board Member Wasch-	Aye
Board Member Young-	Aye

Case No: PB: 2022-005 Special Permit- Melony Coons TM # 8.-2-63

Applicant is requesting a special permit to remove an existing manufactured home and replace it with a larger manufactured home.

Board Member Wasch made a motion to open the public hearing. Board member Hanna second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Ms. Coons explained that she is looking to remove a single wide residence and replace it with a larger one.

Board Member Wasch made a motion to close the public hearing. Board member Hanna second the motion. The vote carried as follows:

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Gawron-	Absent
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye