



**Town of New Lebanon
 Planning Board of Appeals Public Hearing Minutes – unapproved
 05/18/2022**

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

Absent: None

Others Present: Stephanie Ferrandino- Town Attorney, 50 community members

I. Call to order:

Chairperson Brutsch called the meeting of the Town of New Lebanon Planning Board to order at 7:06 pm. Chairperson Brutsch explained to the audience that any community member willing to speak will be given a three-minute time limit to voice their concerns.

II. Public Hearing:

Case No: PB 2022-005-: Site Plan Review- Camp DD, LLC #19.4-1-22

Applicant would like to construct self-storage units. Prior approval was given in 2017. 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-	Aye
Board Member Hanna-	Aye
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

The Public Hearing was opened to the public.

Steve Powers-169 Old Shaker Road, New Lebanon, NY (Climate Smart Committee)
 Opposed to storage unit project. Mr. Powers cites and reads page one of the Comprehensive Plan. He stated that the Planning Board’s job is to make a decision based on the Comprehensive Plan.

Michael Deegan- President Shaker Swamp Conservancy.
 Opposed to storage unit project. Mr. Deegan asked the board to deny this project. The project will negatively impact the Shaker Swamp by limiting the options for where trails go and will spoil the natural vegetation.

Sarah Connelly- 13478 State Route 22, New Lebanon, NY

Opposed to the storage unit project, via letter. She suggested to the board to focus on the town's improvement and the first impression.

Adelia Moore- 530 Canaan Road, New Lebanon.

Mrs. Moore read a letter from resident Nancy Kyle. Mrs. Kyle is opposed to the storage unit project.

Mrs. Kyle believes that if the storage unit project is approved that there would be a loss in value to her two properties. She also voiced concern in regards to the facility not bringing in revenue or employment into the town

Rae Gilson- Salls Road

Opposed to storage unit project.

Mrs. Gilson stated that the new town motto is, "Historic Past, Bright Future".

She stated that the approval of the storage units goes against the town motto.

Fiona Lally- 49 A Mill Road, New Lebanon, NY

Opposed to the storage unit project.

Ms. Lally owns and operated airbnbs and is afraid that if the storage project is approved her ratings for location will decline.

Joe Oglivie- 49 A Mill Road, New Lebanon, NY

Mr. Oglivie was inquiring about the amount and quality of the fill that would be used.

Vivian S- New Lebanon Resident

Opposed to the storage unit project.

Jeanine Tonetti-286 Westhill Road

Ms. Tonetti asked why the applicant would not go to the ZBA for a variance if it is a new project. Town Attorney Ferradino explained that variances run with land and not owner.

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

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

Board Member Wasch made a motion to open the public hearing for Sassafras Farms. Board Member Gawron second the motion. The vote carries as follows:

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

Case No: PB: 2022-001 SP/SPR- Carol Reichert (Sassafras Farms) TM # 30.1-9.100

Applicant would like to renovate and convert an existing barn into a museum.

Mark Walcroft- 164 Chair Factory Road

Opposed to project.

Mr. Walcroft voiced his concern about an entertainment venue being established in a residential neighborhood. He wanted to know what would happen if the owners sold their property, then the area would be stuck with a commercial property. He also feared the impact such a venue would have on a rural area.

Rowan Henning- New Lebanon Resident

Opposed to project. Mr. Henning is afraid that if the project is approved it would fracture the neighborhood. The approval would cause a commercial venue in a residential zone. He also explained that there would be an increase in traffic, the loss of privacy and a negative impact on the community.

Amy Johnson- Chair Factory Hill Road.

In support of project. Ms. Johnson believes that the approval of this project would enhance the neighborhood. She has no fear of the addition of a venue in the area. She also stated that the beautification that has already taken place is amazing, and the historic value of the property is incredible.

Donald Johnson- Chair Factory Hill Road

In support of project. Mr. Johnson explained that he has been a resident for 35 years. He has experienced concerts and events at other neighboring venues. He explained that the owners have good intentions and are willing to make any necessary accommodations, He also believes that the venue would help New Lebanon economically.

John Broome- 62 Chair Factory Road

Opposed to project. Mr. Broome told the board that the project does not meet museum requirements. He also stated that a wedding business is a commercial enterprise and there would be an increasing negative effect on the neighbors.

Danielle Kuffel- (for Julie Fraad) New Lebanon Resident

In favor of the project. Ms. Kuffel is on the museum board. She explained that this is a museum that has been chartered by New York State. The buildings on the property are a part of the museum. She also stated that the addition of the venue would have a positive economic impact on the community.

Evan Thayer-Null- Chair Factory Road.

Opposed to project. He asked the board to please look at this project more carefully.

Megan Galusha- Co-Owner of Abode Farm

Ms. Galusha stated that she believes that the intention for the use is more so for an event venue and not a museum. She also said that a museum would contribute to New Lebanon.

Sara Steadman- Co-Owner of Abode Farm

Against the project. Ms. Steadman is concerned that the guests that attend the events would drink and drive. She is concerned for the safety of the students from Darrow School walking on the road.

Stewart Raab- New Lebanon Resident

In support of project. Mr. Raab is in support of the vision.

Abby Shoobs- 35 Spring Hill Road

In support of project. Mrs. Shoobs explained that the museum supports themselves by holding events. Mrs. Shoobs attended an event on the premises on April 30, 2022 and stated that the parking was good.

Andy Van Nay- Darrow School Dean

In support of project. Mr. Van Nay stated that this project is a tremendous undertaking and that the applicants are doing a great thing. The museum houses artifacts and the buildings are part of the museum.

Jean Geral- Applicant friend

In support of the project. Ms. Geral stated that Ms. Reichert has gone out of her way to please her neighbors.

Erica Dunlile- New Lebanon Resident

Against project. Ms. Dunlile stated that the applicants never received permission for the project but they have spent a lot of money.

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

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

Case No: PB 2022-10 Modification to Site Plan- Andrew Schrupp TM # 19.-1-13

Applicant would like to add shed storage to his property.

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

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

Board Chairperson Brutsch opened the floor to public comments.

Mark Baumli- 893 US Route 20, New Lebanon

In favor of. Mr. Baumli complimented the applicant on how clean he keeps his property and said that he adds value to the neighborhood.

Kevin Smith Jr.- 882 US Route 20, New Lebanon

In favor of. He is fully supported of this application.

Darla Dobert- US Route 20, New Lebanon

In support of. She stated that this application has her full support. There is nothing wrong with having the storage on his property.

Brian Sedgwick- 16 Mill Road, New Lebanon

In support of.

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

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

Respectfully Submitted,

Michelle Bienes
PB Clerk