



**Town of New Lebanon  
Planning Board of Minutes – unapproved  
8/17/2022**

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

Absent: Greg Hanna- Planning Board Member

Others Present: Three members of the community.

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**I. Call to order:**

Chairman Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:10 pm.

**II. Regular Meeting/Case Review:**

**Case No: PB 2022-015 Minor Subdivision- West Family Land, LLC. TM # 29.-1-20**

4-lot Minor Subdivision with subsequent Conservation Subdivision to create independent lots for existing 6 buildings.

Board Member Carroll asked for a clarification to lot 2 being a part of the conservancy. Mr. Null said that that is correct. Board Member Carroll asked what happens to the driveway between lots 1 & 4. Mr. Null explained that it would be in an excluded zone. Mr. Null explained that the pre-existing driveway would be discontinued if the land was conserved. Board Member Carroll asked where Chair Factory Road is public and where it is private. Mr. Null explained that the town plows down Chair Factory Road and in front of the homes even though a portion of this is deemed private. The road will continue to be a public road.

Board Chairperson Brutsch asked if lot 2 becomes part of the conservation can the proposed driveway be moved? Mr. Null stated that they can explore conveying it. Legal frontage and access by a recorded easement run with the deed to lot 4. Board Chair also asked the applicant if they have pursued discussing the division with the town of Canaan. Mr. Null stated no but if Canaan doesn't approve the division, it could be left in Canaan and could be accommodated as part of one of the other parcels.

Board Member Carroll asked what the plan was for the 6 buildings. Mr. Null stated that each house in the development will have its own footprint with land, and become part of a homeowner's association. The owners would have a common area.

Board Member Wasch asked what the homeowner's rights would be in regards to the expansion of their property. Mr. Null stated that they would be able to add accordingly. The homes are close in proximity to each other so expansion would be within context.

Board Member Wasch made a motion to approve the application. Board Member Carroll second the motion. The motion carried as follows:

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

**Case No: PB: 2022-016 Site Plan Review- Michael Patten TM # 20.-1-5**

Phase 1 has been scaled back from the original narrative submitted with ZEO denial # 22-014

Applicant was not in attendance. Board Chairperson Brutsch explained that the applicant would like to install a dog park. The dog park was not previously approved in the original plans.

Board Chairperson Brutsch said that she would reach out to the ZEO in regards to this application.

**Sketch Plan Conference No: 22-066 LVPA TM # 18.-1-77**

Applicant would like to build a firehouse to house trucks and equipment.

Fire Chief Stephen Houghtling explained the proposal of a new fire house that will be located at 7 Mill Road in New Lebanon. The plan proposes a garage in the front of the property and the fire house in the rear of the property.

Board Member Wasch asked if the American Legion building will be used as the firehouse. Chief Houghtling explained that if the building is able to be fixed than yes, otherwise the new building would be built in the existing footprint.

Board Member Wasch inquired about the egress to Route 20 and if a blinking light would be installed. Chief Houghtling said that the state said no.

Chairperson Brutsch explained that appearance is an important aspect of the proposal. Screening is also integral to the design. She asked if the current screening would be staying. Chief Houghtling replied that the current screening would be staying. Chairperson Brutsch stated that she would like to see more windows in the equipment building. Chief Houghtling explained that they would explore the possibility of more windows and that there would not be a problem putting more windows in the doors but that complete glass doors would not be feasible. He also explained that the siding will be vertical and the building will be red and white.

Chairperson Brutsch stated the building's square footage is over the allowable for the zone. The application would need to first receive a variance from the Zoning Board of Appeals before the Planning Board could accept it as an application.

Board Member Wasch made a motion to refer the application to the Zoning Board of Appeals. 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-	Absent
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

#### IV. Minutes Approval

Board Member Wasch made a motion to approve the July 20, 2022 minutes with the one correction, to omit Appeals after Chairperson title. 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-	Absent
Board Member Muse-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Board Chairperson Brutsch made a motion to adjourn the meeting at 7:36 PM. Board Member Wasch second the motion. The vote carried as follows:

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

Respectfully Submitted,

Michelle Bienes  
Planning Board Clerk