



## Planning Board

Town of New Lebanon

PO Box 328

New Lebanon, NY 12125

Office Phone: 518.794.8884

Fax: 518.794.9694

Email: BuildingDept@townofnewlebanon.com

Town Supervisor: Tistrya Houghtling

Chairperson: Elizabeth Brutsch

Jim Carroll, Planning Board Member

Brent Gawron, Planning Board Member

Greg Hanna, Planning Board Member

Steve Muse, Planning Board Member

Monte Wasch, Planning Board Member

Joshua Young, Planning Board Member

Clerk: Samantha Long

### Meeting of the Planning Board February 15, 2023 7:00 pm at the Town Meeting Hall

#### I. Public Hearing Meeting

**Case No: PB-2022-021 - Minor 2-lot Sub-Division - Howard Commander [TM # 8.-1-62.211]**

Minor Sub-Division - A three-acre parcel is proposed to be sub-divided out of a 22+/- acre parcel

**Agent:** Caryn Mlodzianowski

**Surveyor:** Vincent P. Ausfeld, PLS

**Case No: PB-2022-024-Dollar General –Primax Properties [TM # 8.-1-62.111]**

Special Use Permit/Site Plan Review - Retail requires a Special Permit & Site Plan Review in the Commercial- Industrial Zone per use table. The applicant has also requested a two-lot subdivision (PB-2022-021).

**Property Owner:** Howard Commander

**Agent:** Caryn Mlodzianowski

#### II. Regular Meeting

**Case No: PB-2022-023 – Short Term Rental- Jessica Muadin – [TM # 18.-1-49]**

Special Use Permit for short term rental at 215 County Route 34

**Property Owner:** Jessica (Alia) Muadin, representing herself

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**Property Owner:** Howard Commander

**Agent:** Caryn Mlodzianowski

**Case No: PB2023-002-Anthony Masciarotte- Lot Line Adj [TM# 19.-1-55]**

Request for lot line adjustment approval

**Agent:** Cynthia Elliott PLS

**Map Date:** 1/31/2023

**Request for Sketch Plan Conf-Matthew Fairbanks Designs [TM # 19.2-1-75]**

Applicant is requesting a change of use to establish SBO: Artisanal Decorative Lighting, Furniture and Retail Request is in connection with ZEO denial # 23-003. Requires Special Permit w/Site Plan Review.

**III. Approval of Minutes**

January 18, 2023