



**Town of New Lebanon
 Planning Board Public Hearing Minutes – approved
 2/15/2023**

Present: Elizabeth Brutsch Planning Board Chairperson
 Jim Carroll Planning Board Member
 Greg Hanna Planning Board Member
 Steve Muse Planning Board Member
 Josh Young Planning Board Member
 Monte Wasch Planning Board Member
 Brent Gawron Planning Board Member

Absent:

Others Present: Jeff Hattat, Cissy Hernandez, Steve Vukas- Bohler Engineering, JoAnna Phillips, Holly Clark, Joseph Mauro, Sharon Wheeler, Grace and James Lensink, Stewart Gerald, Anthony Masciarotte, Matthew Fairbank, Mike Benson, Mike Benson jr.

I. Call to order:

Board Member Hanna made a motion to open the Public Hearing meeting at 7:05pm. Board Member Wasch seconded the motion. The vote carried as follows:

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

II. Public Hearing:

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

Steve Vukas from Bohler engineering presented on behalf of Doller General on layout and design of proposed Store front.

JoAnna Phillips, Holly Clark, Joseph Mauro, Sharon Wheeler, Grace and James Lensink, Stewart Gerald appeared and spoke in opposition.

Board Member Hanna made a motion to close the public hearing at 7.57pm. Board Member Carrol second the motion. The vote carried as follows:

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

Respectfully Submitted,

Samantha Long
Planning Board Clerk