



**Town of New Lebanon
Planning Board Regular Meeting Minutes – approved
2/15/23**

Present:	Elizabeth Brutsch	Planning Board Chairperson
	Jim Carroll	Planning Board Member
	Steven Muse	Planning Board Member
	Greg Hanna	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, JoAnna Phillips, Holly Clark, Matt Lessel, Joseph Mauro, Sharon Wheeler, James and Grace Lensink, Matthew Fairbank, Stewart Gerald, Anthony Maciarotte and other members of the community.

I. Call to order:

Chairman Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 8:02pm

II. Regular Meeting:

Case No: PB-2022-023 – Short Term Rental- Jessica Maudin

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

Property Owner: Jessica (Alia) Muadin, representing herself

Chairperson Brutsch noted that they had a resolution and asked if anyone would like to read it aloud. Board Member Gawron read aloud.

Board Member Wasch made a motion to approve the resolution with the changes noted and Board Member Muse seconded. All paperwork would need to be filed with Town Clerk within 5 days. The vote carries 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

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: Steve Vukas- Bohler Engineering

The Planning Board was given revised but not corrected site plan review maps, Chairperson Brutsch asked for corrected ones for next month's meeting.

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: Steve Vukas-Bohler Engineering

After Public Hearing was closed, Chairperson Brutsch asked if the board was ready to make a motion for a decision. Board Member Young said he needed more time to think about everything that was said during the Public Hearing. Chairperson Brutsch asked if they wanted to table the vote until next month

Board Member Hanna made a motion to table the vote until the March meeting. Board Member Wasch seconded the motion. The vote carried as followed:

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

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

Mike Benson with permission from Anthony Masciarotte presented the application to the Board Members.

Board Member Gawron made a motion to approve the application and Board Member Carroll seconded. All paperwork would need to be filed with Town Clerk within 5 days. The vote carries 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

Request for Sketch Plan Conf-Matthew Fairbank 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.

Matthew Fairbank presented his case.

Chairperson Brutsch asked if the board wanted to see it as a formal application and site plan. She quickly reviewed what needed to be on the Site Plan and the board agreed to this application being on for next month's meeting.

Approval of Minutes

January 18, 2023

Board Member Wasch made a motion to accept the minutes with the changes noted. Board Member Carroll 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

Board Member Carroll made a motion to adjourn the meeting at 8:51pm. Board Member Young seconded 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

Samantha Long

Planning Board Clerk