



**Town of New Lebanon  
Planning Board Regular Meeting Minutes – approved  
3/15/23**

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

Absent: Steven Muse Planning Board Member  
Brent Gawron Planning Board Member

Others Present: Steve Vukas, Matthew Fairbank

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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 7:05 pm

**II. Regular 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:** Steve Vukas- Bohler Engineering

The Planning Board was given updated site plan review maps.

Board Member Wasch read Resolution. Motion to approve resolution with modifications made by Board Member Hanna and seconded by Board Member Hanna.

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

**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

Chairman Brutsch read SEQRA Part 2 with modifications made. Motion to Neg Dec made by Board Member Hanna and Seconded by Board Member Carroll. The vote carried as followed:

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

Board Member Young Read the Resolution. Motion of SPR Resolution with modifications made by Board Member Wasch and Seconded by Board Member Hanna. Vote carries forward

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

**Case No: PB 2023-003 – SP/SPR – Matthew Fairbank [TM # 19.2-1-75]**

Special Permit w/Site Plan Review. Mixed Use requires Special Permit & Site Plan Review in the General Commercial Zone per use table.

**Property Owner:** John and Deb McLaughlin

**Agent:** Matthew Fairbank

Matthew Fairbank updated the board with plans, did part 1 of SEQRA, Survey to be done April 1<sup>st</sup>. Chairperson Brutsch asked for more detail on site plan map. Public Hearing set for April. Work with PZ Clerk to get Abutters list.

Board Member Young made a motion for Public Hearing seconded by Board member Wasch. Vote carries forward:

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

Board Member Brutsch spoke about the LVPA **TM# 8.-1-77** doing a soft sketch plan meeting and then being put on the April meeting.

**Approval of Minutes**

February 15, 2023

Board Member Carroll made a motion to accept the minutes. Board Member Young 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-	Absent
Board Member Gawron-	Absent
Board Member Young-	Aye

Board Member Wasch made a motion to adjourn the meeting at 8:10pm. Board Member Hanna 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-	Absent
Board Member Gawron-	Absent
Board Member Young-	Aye

Samantha Long

Planning Board Clerk