



**Town of New Lebanon
Planning Board Regular Meeting Minutes – approved
4/19/23**

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
Steven Muse Planning Board Member
Brent Gawron Planning Board Member

Absent:

Others Present: Matthew Fairbank, John Ball, Eileen Mitchell, Elizabeth Kroboth, Ed Godfroy,
Stephen Houghtling, Corey Bevins, Michael Deagan

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 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

The Planning Board was given updated site plan maps.

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

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 2023-004 – SP/SPR -LVPA [TM # 18.-1-77]

Special Permit with Site Plan review. New Structure to be used as an accessory, Building to main fire house where trucks and equipment are stored and will provide office space, meeting space and kitchen area.

Property Owner: LVPA

Agent: Ed Godfroy

Ed Godfroy spoke about the construction of the new LVPA building. Board Member Carroll asked about the new signs that are going up. A request for a variance for the signage has already being sent to the ZBA for review. Chairperson Brutsch said that the application before the Planning Board tonight would need to go to Public Hearing Board Member Gawron made a motion and Board Member Carroll Seconded.

Case No: PB-2023-005 - Minor 3-lot Sub-Division – John Ball [TM # 28.-1-43.111]

Minor Sub-Division – Three lot sub division to create separate parcels for two houses and open farm land.

Property Owner: John Ball

Surveyor: Daniel J. Russell, PLS

John Ball Spoke about creating a 3 lot subdivision with his land. Board Member Hanna made a motion to send to a Public Hearing Seconded by Board Member Carroll. Planning Clerk to notify Canaan of public hearing.

Approval of Minutes

March 15, 2023

Board Member Carroll made a motion to accept the minutes. Board Member Muse 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 Wasch made a motion to adjourn the meeting at 830. 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