



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
5/17/23**

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

Absent:	Brent Gawron	Planning Board Member
---------	--------------	-----------------------

Others Present:	John Ball, Eileen Mitchell, Ed Godfroy, Stephen Houghtling, Corey Bevins, Lucas Coon, Conrad Coon
-----------------	---

I. Call to order:

Chairman Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:07 pm.

Prior to the public hearings (see Public Hearing meeting minutes), Chairperson Brutsch read a letter to the public that stated:

As many of you know, Brent Gawron passed away unexpectedly this past weekend. Brent has been a valuable member of the Planning Board since February of 2021. He has brought to this Board a fair and open minded presence, asking insightful questions and offering his opinion in a considerate manner. He has treated applicants fairly and has been a proponent of healthy forward growth within our town. Brent will be sorely missed.

On behalf of the Planning Board, I want to thank Brent for his service, offer our condolences to his family and friends, and ask now for a brief moment of silence in his memory.

II. Regular Meeting:

Case No: PB 2023-004 – SPR -LVPA [TM # 18.-1-77]

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

Board Member Carroll read Resolution. Motion to approve resolution with modifications made by Board Member Hanna and seconded by Board Member Carroll. 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-	Absent
Board Member Young-	Aye

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

Board Member Wasch read SEQR. Chairperson Brutsch read Resolution. Motion to approve resolution with modifications made by Board Member Wasch and seconded by Board Member Hanna. 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-	Absent
Board Member Young-	Aye

Request from Town Board to Planning Board for a recommendation on a request for a waiver to construct new self storage buildings – JoJo’s Dream Self Storage

Conrad and Lukas Coon presented their case for why their waiver from the moratorium should be accepted. Planning Board members discussed the request and reviewed the moratorium local law. An unofficial vote was taken so that Chairperson Brutsch can draft a recommendation, to be voted on at the June meeting.

Dollar General

Chairperson Brutsch asked the Planning Board if they would permit her to stamp the subdivision maps with a new date on them. That Dollar General missed their County deadline and they needed new stamped plans. There have been no changes to the maps. Motion to allow the Chair to stamp the subdivision maps was made by Board Member Muse and seconded by Board Member Hanna. 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-	Absent
Board Member Young-	Aye

Approval of Minutes

April 19, 2023

Board Member Wasch 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-	Absent
Board Member Young-	Aye

Board Member Hanna made a motion to adjourn the meeting at 9:00. Board Member Carroll 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-	Absent
Board Member Young-	Aye

Samantha Long

Planning Board Clerk