



**Town of New Lebanon  
Planning Board Regular Meeting Minutes – unapproved  
6/21/23**

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:

**I. Call to order**

Chairperson Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:01 pm. We spoke about using the TV to project applications now that we are digital. PZ Clerk Samantha recommended that the TV should be mounted to the wall to make it fire code approved. It will be mounted on a swing arm on the wall next to the outside door.

**II. Regular Meeting**

**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**

Planning Board spoke about the recommendation for a waiver for Coon storage to expand. Neither Of the Coons were in attendance. Minor details were changed and then were going to be sent to the Town Board.

Board Member Wasch made a motion to accept the recommendation. Board Member Hanna 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 Young-	Aye

**Case No: PB 2023-00 – SP/SPR Woodlife Farm Market [TM # 20.-1-5]**

Site Plan review and special permit. Outdoor market

**Property Owner:** Michael Patten

**Agent:** Emily Gamble

It was noted that the subject property was in a split zoning district of Commercial and RA-5. Upon review of the submitted site plan, the Planning Board noted that the location of Flea Market was not located within the Commercial Zone, but rather was wholly located within RA-5 portion and therefore; the applicants will have to adjust the layout so that the events are held completely within the Commercial Zone. Cissy Hernandez (via cell phone) asked if the Board thought that perhaps obtaining a Special

Events License through Jeff Hattat, Code Enforcement Officer, would be an alternative option. The Board indicated that it wouldn't hurt to try to go that route, at least for the 2023 season. This would give the Town and the Applicant more time to address the matter further.

**Approval of Minutes**

May 17, 2023

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

Board Member Carroll made a motion to adjourn the meeting at 7:56pm. 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 Wasch-	Aye
Board Member Muse-	Aye
Board Member Gawron-	Absent
Board Member Young-	Aye

Samantha Long

Planning Board Clerk