



**Town of New Lebanon  
Planning Board Regular Meeting Minutes – unapproved  
7/19/23**

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
	Becky Segal	Planning Board Member

Others in Attendance: Fred Haley, Briana Staub, Justus Kempthorne

**I. Call to order**

Chairperson Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:02 pm.

**II. Regular Meeting**

**Case No: PB 2023-07 – Minor Subdivision Lore Squier [TM # 19.-1-16]**

Minor 2 lot subdivision

**Property Owner:** Lore Squier

**Agent:** Frederick Haley

Fred Haley described to the Board the proposed minor 2 lot subdivision and that he had everything ready to send to abutters if they wanted a Public Hearing.

Board Member Hanna made a motion to send the application to Public Hearing at the August meeting.  
Board member Carroll second motion

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 Segal-	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

After a lengthy conversation, Briana Staub let the Board know that they were going to hold off this year with the Farmer's Market due to the lateness in the season and potential Zoning Code changes the Town Board is currently reviewing.

Board Member Wasch made a motion to table the discussion. Board Member Carroll second the motion.

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 Segal-	Aye

### **Sketch Plan conference for a yoga studio in the Midtown Mall**

**Property Owner:** Shaker Mill Properties

**Agent:** Amber and Justus Kempthorne

Justus Kempthorne spoke about his plans to open a yoga/fitness center in the Midtown Mall. Chairperson Brutsch said that the application before the Planning Board tonight would need to go to Public Hearing. The Planning Board had no comments and agreed to combine Sketch Plan Conference and Preliminary.

Board Member Muse made a motion to accept this application as sketch plan conference and preliminary and to send this application to public hearing. Board Member Carroll second the motion.

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 Segal-	Aye

### **Local Laws #2, #3, #4, #5**

Local Law #2 was discussed and recommendation's will be sent to the Town Board

Board Member Wasch made a motion to send recommendation's and Board Member Carroll seconded the motion.

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

Local Law #3 was discussed and recommendation's will be sent to the Town Board

Board Member Wasch made a motion to send recommendation's and Board Member Segal seconded the motion.

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 Segal- Aye

Local Law #4 was discussed and recommendation's will be sent to the Town Board

Board Member Carroll made a motion to send recommendation's and Board Member Hanna seconded the motion.

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 Segal- Aye

Local Law #5 was discussed and recommendation's will be sent to the Town Board

Board Member Wasch made a motion to send recommendation's and Board Member Carroll seconded the motion.

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 Segal- AYe

**Approval of Minutes**

June 21, 2023

Board Member Hanna made a motion to accept the minutes. Board Member Wasch 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 Sagal- Aye

Board Member Hanna made a motion to adjourn the meeting at 9:15pm. 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 Young- Aye  
Board Member Segal- Aye

Samantha Long

Planning Board Clerk