



**Town of New Lebanon  
Planning Board Regular Meeting Minutes – unapproved  
8/16/23**

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

Absent: Steven Muse Planning Board Member

Others in Attendance: Fred Haley, Briana Staub, Justus Kempthorne, Lori Bashour, Meg Robertson, Mike Benson

**I. Call to order**

Chairperson Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:05 pm.

**II. Meeting minutes approval**

Board Member Hanna made a motion to accept July’s Minutes 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-	Absent
Board Member Young-	Aye
Board Member Segal-	Aye

**III. 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

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

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

**Case No: PB-2023-009 – Site Plan Review – Shaker Mill Properties [TM # 19.2-1-51]**

Site Plan Review. Yoga/Fitness center in midtown mall.

**Property Owner:** Lori Bashour

**Agent:** Justus Kempthorne

The Planning Board was given updated site plan maps.

Board Member Young read Resolution. Motion to approve resolution with modifications made by Board Member Carroll and seconded by Board Member Segal.

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

**Case No: PB 2023-10 – Lot Line Adjustment Jonathan Moore [TM # 20.-1-8]**

Lot line adjustment

**Property Owner:** Jonathan Moore

**Surveyor:** Sardo Land Surveying

Jonathan Moore discussed his plans with the Board. After discussion the Board made a motion to skip public hearing and accept the approve the resolution approving the lot line adjustment. Board Member Carroll made the motion and Board Member Hanna second motion.

Board Chairperson Brutsch-	Aye
Board Member Hanna-	Aye
Board Member Carroll-	Aye
Board Member Wasch-	Aye
Board Member Muse-	Absent
Board Member Segal-	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

After conversations about Local Law changing the zone for Old Route 20, Woodlife would like to move forward with their project.

Board Member Wasch made a motion to send 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-	Absent
Board Member Young-	Aye

Board Member Segal- Aye

**Local Law #6**

Local Law #6 was discussed and a recommendation will be sent to the Town Board

Board Member Hanna made a motion to send a recommendation 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-	Absent
Board Member Young-	Aye
Board Member Segal-	Aye

Discussion related to CLC request for letter of recommendation. Board Member Wasch made a motion to approve the letter with modifications for submission to the CLC for inclusion in the grant application, 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-	Absent
Board Member Young-	Aye
Board Member Segal-	Aye

Board Member Carroll made a motion to adjourn the meeting at 8:11pm. 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-	Absent
Board Member Young-	Aye
Board Member Segal-	Aye

Samantha Long

Planning Board Clerk