



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
6/15/2022**

Present: Elizabeth Brutsch, Planning Board of Appeals Chairperson
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Steven Muse, Planning Board Member
Monte Wasch, Planning Board Member
Joshua Young, Planning Board Member

Absent: Brent Gawron, Planning Board Member

Others Present: Stephanie Ferrandino- Town Attorney, 10 members of the community.

I. Call to order:

Chairman Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:40 pm.

II. Regular Meeting:

Sketch Plan Conference Berkshire Thrift- Tegan Cook TM # 20.-1-1-60.1

Applicant would like a modification to the 2017 site plan approval, Case No: PB 2017-010

There were no questions or concerns from the board in regards to this application.

Board Member Carroll made a motion to approve the modification to the site plan. Member Wasch second the motion. The vote carried as follows:

Board Chairperson Brutsch-	aye
Board Member Carroll-	aye
Board Member Gawron-	absent
Board Member Hanna-	aye
Board Member Muse-	aye
Board Member Wasch-	aye
Board Member Young-	aye

Case No: PB 2002-001 SP/SPR- Carol Reichert TM # 30.-1-9.100

Applicant would like to renovate and convert an existing barn into a museum.

Board Chairperson Brutsch explains to the board that the decision document has been shared with the applicant. There were no questions from the board. The Board Chairperson reads over the decision document. There are no objections from the board. Corrections are made to the decision document. The following were corrections that were made:

- Item 4, Page 4- neg. dec. (cross sentence out)
- SHPO - confirmation of date needed and was provided during the meeting
- Notice of no impact

There were no other corrections that were needed to be made per the board.

Chairperson Brutsch reads the SEQR form.

Board Member Wasch made a motion to approve the SP/SPR Permit. Board Member Carroll second the motion. The vote carried as follows:

Board Chairperson Brutsch-	aye
Board Member Carroll-	aye
Board Member Gawron-	absent
Board Member Hanna-	aye
Board Member Muse-	aye
Board Member Wasch-	aye
Board Member Young-	aye

Case No: 2002-005- Site Plan Review- Camp DD, LLC # 19.4-1-22

Applicant would like to construct five self-storage units. Prior approval was given in 2017.

A board discussion in regards to the application took place. Board Member Young stated that having both a negative and positive decision document available for him to read was beneficial. Board Member Carroll asked why the workshop with the applicant didn't take place. Attorney Hillman stated that his client didn't feel like the workshop would be treated fairly, and that an ambiguous discussion about the changes the board would like to see would take place. They didn't see the value of sitting with the board, and didn't feel that the couple of board members on the fence would be swayed.

Board Chairperson Brutsch explained to Mr. Hillman that the board members that were chosen to participate in the workshop were willing to work with his client.

Mr. Hillman asked the board what specifically they would like the buildings to look like. Board Member Carroll stated that he would like to see a pitched roof (3:12 pitch was agreed upon) He would also like to see screening along the street, and tree screening level to the parking lot. He also suggested to make the plantings interesting. Rocks could be added. He would also like to see a fence along the side of where the Masonic Hall is, with plantings. On the back side of the property maybe a chain link fence, and invite the Shaker Conservancy to provide vegetation similar to that which is found in the adjacent swamp. There should also be a landscaping fence on the north side of the property.

Board Member Carroll stated that if the applicant says yes to the conditions, he provided he would approve the application.

As the application stands currently, if a vote was taken tonight there would be a 3-3 vote. No conditional approval will take place tonight. Board Member Wasch stated that before he votes yes he needs to see the changes made on the application.

No action taken tonight.

Board Member Wasch made a motion to approve the May 18, 2022 minutes. Board Member Carroll second the motion. The vote carried as follows:

Board Chairperson Brutsch-	aye
Board Member Carroll-	aye
Board Member Gawron-	absent
Board Member Hanna-	aye
Board Member Muse-	aye
Board Member Wasch-	aye
Board Member Young-	aye

Board Member Carroll made a motion to adjourn the meeting at 8:30 pm. Board Member Wasch second the motion. The vote carried as follows:

Board Chairperson Brutsch-	aye
Board Member Carroll-	aye
Board Member Gawron-	absent
Board Member Hanna-	aye
Board Member Muse-	aye
Board Member Wasch-	aye
Board Member Young-	aye

Respectfully Submitted,

Michelle Bienes
Planning Board Clerk