



**Town of New Lebanon  
Planning Board Regular Meeting Minutes – unapproved  
10/18/23**

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

Others in Attendance: Steve Houghtling, Peter Watson, Carol Reichert and other members of the public.

**I. Call to order**

Chairperson Brutsch called the regular meeting of the Town of New Lebanon Planning Board to order at 7:00 pm.

**II. Meeting minutes approval**

Board Member Wasch made a motion to accept September’s Minutes and Board Member Hanna Seconded the motion.

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

**III. Regular Meeting**

**Case No: PB 2023-011-Special Permit Carol Reichert- [TM # 30.-1-9.100]**

Short Term Rental

**Property Owner:** Carol Reichert

Carol Reichert spoke about wanting to make her smokehouse building into a short term rental. The Board advised her that it would need to go to public hearing.

Board Member Wasch made a motion to send this to public hearing. Board Member Carroll seconded the motion.

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

**Case No: PB 2022-01-Special Permit with Site Plan Review Carol Reichert- [TM # 30.-1-9.100]**

Applicant would like to modify original plans

**Property Owner:** Carol Reichert

Carol Reichert spoke about how she would like to increase the number of events that she is allowed to have on her property. She would like to be able to give free events to the community but still be able to make enough in revenue to make her museum a thriving business. She would also like to change the name. The Board took no issue with the name change and discussed the narrative and revised the number of events she would be permitted to hold. Chairperson Brutsch confirmed with her that she already submitted a revised short form SEQR for next months meeting and that this would also need to go to public hearing. The applicant is to work with the PZ clerk to get her abutters letter.

Board Member Wasch made a motion to send this to public hearing. Board Member Hanna seconded the motion.

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

**Case No: PB 2022-019-Modification of Site Plan Review LVPA- [TM # 18.-1-77]**

Applicant would like to modify original plans

**Property Owner:** LVPA

Peter Watson spoke about slides he sent in to the Board to review. Steve Houghtling let the Planning Board know that the LVPA would do what they needed to do to rectify the lighting issue. Chairperson Brutsch asked about seeing the cut specs for the lighting that was installed compared to what was on the plans. Mr. Houghtling said he could get the Clerk those specs before the next meeting.

**Case No: TBD – Sketch Plan Conference – James Davey**

Sketch Plan Conference to discuss proposed boarding kennel.

**Property Owner:** James Davey

No new information from Mr. Davey

**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

Chairperson Brutsch informed the board that Woodlife has requested that the board table all discussions until the winter time.

### **Board Discussions**

Chairperson Brutsch notified the Board of their final training. Chairperson Brutsch would send everyone an invite and stated that all training certificates need to be to the PZ Clerk by the end of November. Additional trainings in December can be submitted by the end of the year.

Board Member Wasch made a motion to adjourn the meeting at 8:55pm. Board Member Carroll seconded the motion. The vote carried as follows:

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

Samantha Long

Planning Board Clerk