



**Town of New Lebanon
Planning Board Regular Meeting Minutes – approved
11/20/23**

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 7:45 pm.

II. Meeting minutes approval

Board Member Wasch made a motion to accept October'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 2023-013-Lot Line Adjustment- [TM # 8.-2-67]

Lot Line Adjustment

Property Owner: Dominic and Ann Devaney

Applicant: Kirk and Paula Kellog

Agent: Fred Haley

Fred Haley spoke to the Planning Board about adjusting the lot line. Chairperson Brutsch asked about getting an authorization letter. Mr. Haley assured the Board that he would send it in.

Chairperson Brutsch asked the Board if they were ok with waiving the Public Hearing and drafting decision documents with the condition that Mr. Haley get the PZ Clerk the authorization letter. Board Member Wasch made a motion to accept and Board Member Segal 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 2023-011-Special Permit Carol Reichert- [TM # 30.-1-9.100]

Short Term Rental

Property Owner: Carol Reichert

Planning Board Chair made some corrections to the Decision Docs and Board Member Segal read said Documents.

Board Member Wasch made a motion to accept the Documents as revised. 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

Planning Board Chair made some corrections to the Decision Docs and Board Member Young read draft and then asked if the board could see the Decision Documents from previous appearance and Planning Board Chair asked if the Board would like to table this until their special meeting.

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 2023-012-SP/SPR Nina Keller- [TM # 28.-1-60.1]

Short Term Rental

Property Owner: Richard Adago and Nina Keller

Mrs. Keller told the board about wanting to open her property to a short term rental. The Board informed her that she would need to get SPR along with her SP and that she needed updated site plan maps.

Board Member Hanna made a motion to approve meeting as sketch plan conference and Board Member Carroll seconded.

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: TBD – Sketch Plan Conference – Eric Austin

Sketch Plan Conference to discuss proposed Commercial Trades Operations

Property Owner: LVPA

Applicant: Eric Austin

Mrs. Austin appeared for her husband and described what they would like to do with the West Lebanon Firehouse Building. Planning Board Chair asked for site plan map and SEQR. Also, If they didn't own the property by the next meeting they would need a letter of approval from the LVPA.

Board Member Wasch made a motion to accept as a sketch plan conference and Board Member Segal seconded.

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: TBD – Sketch Plan Conference – James Davey

Sketch Plan Conference to discuss proposed boarding kennel.

Property Owner: James Davey

PZ Clerk called no answer, no reply.

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

PZ Clerk called no answer, no reply.

Board Discussions

Planning Board Chair spoke about the LVPA withdrawal. As well as not hearing from Woodlife or Mr. Davey.

The Board decided to hold a Special Meeting on November 29th to discuss Carol Reicherts Decision Documents and Local Law #8

Board Member Wasch made a motion to adjourn the meeting at 9:30pm. 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