



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
12/20/23**

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

Others in Attendance: Steve Houghtling, Ed Godfroy, Eric Austin, Cynthia Elliott 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 all of November's Minutes and Board Member Carroll Seconded the motion.

Board Chairperson Brutsch-	Aye
Board Member Carroll-	Aye
Board Member Hanna-	Absent
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]

Needed new signature approval.

Property Owner: Dominic and Ann Devaney

Applicant: Kirk and Paula Kellog

Agent: Fred Haley

Kirk Kellogg came in and asked for a new signature approval on Site Plan Map due to an error on the first map.

Board Member Wasch made a motion to allow the new signature and Board Member Segal seconded the motion.

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

Case No: PB-2023-014 SP/SPR – Eric Austin- [TM # 8.-2-31]

Commercial Trades Operations

Property Owner: LVPA

Applicant: Eric Austin

Mr. Austin came in with Site Plan Maps and informed the board of his plans. The Board asked him to revise the map with where the dumpster, septic and well are. He said he could do that. Board Chair Brutsch told him that this would have to go to Public Hearing for January's meeting and he asked if there was a way to have it earlier. She informed him the earliest we could do was January 3rd. He asked for that date.

Board Member Segal made a motion to allow the Public Hearing to be on January 3rd and Board Member Wasch seconded the motion.

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

Case No: PB 2023-015-Minor Subdivision Carol Reichert- [TM # 30.-1-9.10]

Subdivide vacant property

Property Owner: Carol Reichert and Jerome Shereda

Agent: Cynthia K. Elliott

Cynthia Elliott spoke about what the Reichert/Sheredas would like to do with the property, She also asked to have a special public hearing on January 3rd.

Board Member Wasch made a motion to allow the Public Hearing on January 3rd and Board Member Young seconded the motion.

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

Case No: PB 2023-016-Lot Line Adjustment- [TM # 9-1-17.3, 20.1-1-8.3, 20.1-1-84, 20.1-1-10, 10.3-1-73]

Amlaw Pit LLC would like to buy 84+ acres from the property of Sherman Development

Property Owner: Sherman Development LLC

Applicant: Amlaw Pit, LLC

Agent: RDM Surveying Consultants: Rodney Michael

Joanne Amlaw came in and spoke about buying 84 acres from Sherman Development. Board Chair Brutsch informed her that she would need a map that shows more of the land in one map. Board Chair Brutsch also informed Ms. Amlaw that this would also have to go to Public Hearing and asked if she wanted the January 3rd date but, that she could also have the regular January date if she wanted that date instead. She asked for the regular January date.

Board Member Wasch made a motion to send this to Public Hearing and Board Member Carroll seconded the motion.

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

Open Applications Postponed:

Case No: PB 2023-012-SP/SPR Nina Keller- [TM # 28.-1-60.1]

Short Term Rental

Property Owner: Richard Adago and Nina Keller

Board Chair Brutsch informed the board that Ms. Keller needed more time and should be ready for next meeting.

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 what to do with abandoned applications. She has asked Planning Clerk Long to ask the Building departments how long they keep applications open with no movement on them before they close them. Maybe we can ask Tim from Cloud permitting if there is an automated way to call applicants about this.

Board Member Carroll made a motion to adjourn the meeting at 8:45pm. Board Member Segal seconded the motion. The vote carried as follows:

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

Samantha Long

Planning Board Clerk