



**Town of New Lebanon
Planning Board Regular Meeting Minutes – unapproved
1/17/24**

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

Others in Attendance: Joanne Amlaw, 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 7:02 pm.

II. Meeting minutes approval

Board Member Wasch made a motion to accept all of December's Minutes and Board Member Carroll Seconded the motion.

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

III. Regular Meeting

Case No: PB 2023-016-Lot Line Adjustment Amlaw Pit- [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

Ms. Amlaw showed the Board the new revised maps. Board Member Segal read the Decision Document. Board Member Wasch made a motion to approve the Decision Document. Board Member Segal seconded.

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

It was noted that a portion of the property is in the C-R zone. The Decision Document was amended to include this additional zone. Board Member Wasch made a motion to approve the amended Decision Document and Board Member Segal seconded the motion.

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

Case No: PB 2023-015- Lot Line Adjustment Carol Reichert- [TM # 30.-1-9.10]

Lot Line Adjustment

Property Owner: Carol Reichert and Jerome Shereda

Agent: Cynthia K. Elliott

Cynthia Elliott spoke about selling part of the property and what the new lot would look like. She also asked the board to waive the public hearing.

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

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

Board Member Wasch read the Decision Document.

Board Member Segal made a motion to approve the Decision Document and Board Member Wasch seconded the motion.

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

Case No: PB 2024-001-Minor Subdivision Harry Hicks- [TM # 8.-2-31]

Harry Hicks would like to do a minor 2 lot subdivision

Property Owner: Harry Hicks

Agent: Fred Haley

A representative for Fred Haley informed the Board of what they would like to do with the property. He asked if the Board and any recommendations on the map, and said he would have those fixed before the next meeting. He told the Board that he needed a denial to go to the ZBA for an area-variance and setback variance for a couple structures on his property.

Board Member Wasch made a motion to deny the application as shown. Board Member Carroll Seconded the motion.

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

Planning Board Clerk spoke with Ms. Keller and she is still working on getting her map done.

Board Discussions

Planning Board Chair spoke about writing a procedural document on how to handle abandoned applications. Board Member Wasch said he would look into doing this. He will check with other towns on how they handle these situations.

Planning Board Chair informed the board that they were approved for their training budget and she would look into getting dates set up.

Board Member Wasch made a motion to adjourn the meeting at 7.40pm. 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-	Absent
Board Member Segal-	Aye
Board Member Wasch-	Aye
Board Member Young-	Aye

Samantha Long

Planning Board Clerk