



**Town of New Lebanon
Planning Board of Minutes – unapproved
October 16, 2024**

Present: Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Becky Segal, Planning Board Member
Monte Wasch, Planning Board Member
Joshua Young, Planning Board Member

Absent: Steve Muse, Planning Board Member

Via Telephone: Stefanie Ferrandino Counsel to The Planning Board

I. Call To Order

Chairperson Brutsch called the meeting to order at 7:02 PM

II. Approval of Minutes

Motion to approve minutes of September 18, 2024 meeting made by Board Member Wasch, second Board Member Carroll.

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

III. Regular Meeting

Case No: PB-2024-003-Krane, Lori (TM# 30.-1-4)

Request for Special Permit for Short Term Rental.

Chairperson Brutsch advised Ms. Krane that, since no notice had been published for a public hearing, the matter would be advanced to the November 20, 2024 Planning Board, with a public hearing to be noticed in the proper manner. Chairperson Brutsch stated that, consistent with the action taken by the Zoning Board of Appeals, no site plan review was required.

An abutter in the audience spoke of the traffic on the road, particularly the speed limits not observed. Ms. Krane stated that she would advise her contractor of the speed on the road.

Board Member Hanna moved to hold the public hearing at the November 20, 2024 meeting, second by Board Member Wasch.

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

Case No.: PB-2024-006-Rickeyville Holdings, LLC- (TM#18.-1-40.11)

Review: Request for Lot Line Adjustment

Property Owner: Philip Rickey, Rickeyville Holdings, LLC

Agent: Fred Haley, Land Surveyor

Map date: 07.23.2024

Fred Haley advised that the new plot number was 17.-1-51.

Board Member Carroll moved to waive a public hearing on this lot line adjustment, second by Board Member Hanna.

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

The Decision Document was read by Board Member Segal. Board Member Carroll moved to approve the Decision Document, second by Board Member Segal

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

Case No.: Sketch Plan Conference TM's# 29.-1-20 & (Town of Canaan 39.-1-7)

Sketch Plan Conference for forthcoming request for a Conservation Subdivision Property

Owner: West Family, LLC

Agent: Evan Thaler-Null

Evan Thaler-Null stated that, due to delays in processing a Conservation Easement through the appropriate State agencies, the Applicant believes they should apply to the Planning Board for a Conservation Subdivision now, contingent upon receiving an Easement within a stated time. Attorney Ferrandino commented that this seemed to be an appropriate strategy.

Chairperson Brutsch commented that the 16-acre parcel, with 8 structures thereon, each with its own plot of 1/4 or 1/2 acre, constituted a proper plan for a Conservation Subdivision Application.

Mr. Thaler-Null said that the Applicant would probably need about six months to file the Application and will do so once completed.

Case No.: Sketch Plan Conference – Abode of the Message

Sketch Plan Conference for forthcoming request for Special Permit and Site Plan approval for a Green Cemetery for people who have the Abode as their place of worship

Agent: Mark Walcroft

Mark Walcroft, a resident at the Abode, explained that the Abode was contemplating establishing a green burial site at the end of Tariqa al Nur, a private road on the Abode property. The plan is for a 200 x 200 foot burial area, plus a parking area for visitors.

Board Member Wasch asked about standards for burial in a green cemetery, particularly with respect to health and safety. Several Board Members commented that there appeared to be internet resources for answering questions about planning and siting a green cemetery; one such site was greenburialcouncil.org. Mr. Walcroft stated he would study those resources in developing his plan.

Chairperson Brutsch asked about the planned parking area, noting that often at funerals there are many more cars arriving than the sketch plan Mr. Walcroft displayed would accommodate. Mr. Walcroft stated he would examine this aspect, along with plans for overflow parking and/or shuttling visitors to the site.

Chairperson Brutsch advised Mr. Walcroft to fill out the appropriate forms, prepare a more comprehensive area plan, including abutting water wells, septic fields, etc., and distance to protected areas such as the Shaker Swamp waters. Mr. Walcroft stated he would file in time for the November 20, 2024 Planning Board Meeting.

IV. Board Discussion

Chairperson Brutsch stated that it had come to the Board's attention that CCPB has updated their list of recommended exemptions. She will circulate the current list of CCPB exemptions to the Board via email for review and ask for a recommendation to the Town Board on whether to adopt or not.

V. Adjournment

The Meeting was adjourned at 8:30 PM.

Respectfully submitted,
Monte Wasch, Planning Board Member