



**Town of New Lebanon
Planning Board of Minutes – unapproved
November 20, 2024**

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

Absent: Steve Muse, Planning Board Member
Becky Segal, Planning Board Member

1. Call to Order

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

2. Public Hearing

Case No: PB-1014-003-Krane, Lori (TM# 30.-1-4)

Motion to open the Public Hearing made by Board Member Hanna, second by Board Member Carroll

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

There were no remarks by members of the public, and no written communications.

Motion to close the Public Hearing made by Board Member Carroll, second by Board Member Hanna

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

3. Approval of Minutes

Motion to approve the minutes of October 16, 2024 made by Board Member Young, second by Board Member Carroll.

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

**4. Case No: PB-1014-003-Krane, Lori (TM# 30.-1-4)
Resolution Approving Special Use Permit**

Chairperson Brutsch laid on the table a draft Resolution of Approval for Special Use Permit in connection with a proposed Short Term Rental, 32 Terrace Drive, New Lebanon, New York.

Board Member Young read the “Resolved” clauses into the record.

Motion to approve the Resolution made by Board Member Young, second by Board Member Carroll.

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

**5. Case No: PB-2024-009-Shoobs, Abbie (TM #10.3-1-22)
Preliminary Review, Request for Special Use Permit for Short Term Rental**

Ms. Shoobs explained that the cottage is on its own plot, adjacent to their principal driveway and recently repaired and renovated. Their goal is occasional short term rentals, although it will also be used to house visiting family members and guests.

Board Member Carroll asked about parking. Ms. Shoobs said an asphalt driveway with space for 2-3 cars will be available.

Board Member Carroll moved to hold a Public Hearing at the December 18, 2024 Planning Board meeting, second by Board Member Hanna.

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

**6. Case No: PB-2024-010-Baum, Joyce (TM# 7.-1-15 & 16.3)
Preliminary Review, Request for 3 lot Minor Subdivision**

Surveyor: Herman Pulcher

Map Data: January 2, 2024

Herman Pulcher showed his preliminary map, showing four conforming lots fashioned by dividing one of the two existing lots into three properties, leaving the other as-is. Chairperson Brutsch asked about perc testing, and offered to send Mr. Pulcher standard language about the lack of information on perc test to add to the map.

Board Member Hanna moved to (1) authorize Chairperson Brutsch to notify the Town of Chatham of this matter and (2) to schedule a public hearing for December 18, 2024, second by Board Member Carroll.

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

7. Staff Training

Chairperson Brutsch spoke about two training opportunities for 2025: A session scheduled for February 5, 2025 conducted by the Saratoga NY Planning Board, a one-day session. The Town has budgeted for four Board members to attend. The Town will reimburse for mileage.

The New York Planning Federation has a two-day training, April 4-6, 2025, at Cooperstown, NY. Hotel and mileage will be reimbursed by the Town.

8. Adjournment

Board Member Wasch moved to adjourn, second by Board Member Carroll

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Wasch	Aye
Board Member Young	Aye

Draft minutes submitted by Board Member Monte Wasch.