



**Town of New Lebanon
Planning Board Minutes – unapproved
January 19, 2022**

Present: Elizabeth Brutsch- Chairperson
Jim Carroll -Board Member
Brent Gawron- Board Memeber
Greg Hanna- Board Member
Joshua Young- Board Member

Absent: Steve Muse- Board Member
Monte Wasch- Board Member

Others Present: Stephanie Ferrandino- Town Attorney, Robert Gilson- CAC, 6 members of the public

I. Regular Meeting

Board Member Carroll made a motion to open the regular meeting opened at 7:30 PM. Board Member Hanna second the motion. The vote carried as follows:

Elizabeth Brutsch	Aye
Jim Carroll	Aye
Brent Gawron	Aye
Greg Hanna	Aye
Steve Muse	Absent
Monte Wasch	Absent
Joshua Young	Aye

Case No: PB 2022-02- Lot Line Adjustment- Joy Sherman TM # 10-1-25

Mr. Fred Haley is representing Joy Sherman. He explains the changes to the current map that is on file with the county. The lot line adjustment would affect the change to 4/10ths of an acre. Chairperson Brutsch explained that the parcel is still in conformance with the new lot line change.

Board Member Gawron made a motion to wave the public hearing and approve the lot line adjustment. Board Member Hanna second the motion. The vote carried as follows:

Elizabeth Brutsch-	Aye
Jim Carroll-	Aye
Brent Gawron	Aye
Greg Hanna	Aye
Steve Muse	Absent
Monte Wasch	Absent
Joshua Young	Aye

Case No: PB 2022-01 Special Permit with Site Plan Review Carol Reichert- TM # 30-1-9.100

Application 21-137. Applicant would like to open a museum on her property. Museums require a SP/SPR. Discussions require as to how the new special codes will be applicable. Application denied by the ZEO.

Bill Wallace from Wallace Architecture presented to the board. He explained the contents of the submission package for the Shaker Second Family Museum.

Town Attorney Ferradino explained museum designation and what a museum charter does. Does it fit with the definition of a museum? Even if New York state doesn't designate it a museum you can still call it a museum. The board's issue is if it falls in with the definition of museum in the town code.

Attorney Ferradino asked the applicant if she was an organization. Ms. Reichert explained that there are by-laws, a board of directors, an historic consultant and a code of ethics. She has also filed with the Board of Regents.

Attorney Ferradino said that there is an educational purpose, professional staff, the museum would utilize artifacts and also would exhibit art. If the application is for a museum then the board can consider it as a museum use.

Board Chairperson Brutsch explained that the biggest hang up with the application is the number of events being held. Attorney Ferradino explained that the workshops that would be taking place need to encompass the shakers way of life. Educational events need to be consistent with a museum.

Attorney Ferradino asked the applicant if they would like to apply for an event venue. Mr. Wallace asked if weddings were an accessory use. Attorney Ferradino said that weddings are not an accessory use to museums. Mr. Wallace clarified that twelve events could be held anywhere as long as they were approved.

Attorney Ferradino explained that the application is something that the town doesn't allow and is not in the use table, but a museum is allowed. Ferradino went on to explain that the applicant has two options:

- 1- Ask the town board for an amendment to the code
- 2- Apply for a use variance through the ZBA

Ms. Reichert asked what would need to be removed from the application to be accepted. Attorney Ferradino said that anything not related to the shakers would need to be removed.

Chairperson Brutsch stated that the town does not have a special events venue in the use table. Attorney Ferradino reiterated that twelve large events are allowed and can take place. Board member Carroll asked for clarification of what workshops would be taking place. Ms. Reichert said Shaker cooking classes, candle making workshops and painting classes. Attorney Ferradino expressed how important it is to tie Shaker history into the workshops and events.

Mr. Wallace emphasized that the applicant wants to do what is acceptable. Board member Carroll asked if this would be an issue for the Zoning Re-write Committee to handle. Board Chairperson Brutsch said that she will bring this to the ZRC at the next meeting. She also stated that it is a good idea to look into what comparable institutions are doing.

Chairperson Brutsch explained that it would be beneficial for the applicant to fill out a long form. The CAC would like to see a long form completed. Chairperson Brutsch also recommended to the applicant to

have a meeting with her neighbors. Carol Reichert explained that she has tried to meet with the neighbors. Chairperson Brutsch recommended to the applicant to re-evaluate the events and come back to the board.

Neighbor to the applicant Mr. Fuchshofen expressed that he was in favor of the project and would be willing to meet with other neighbors and make certain conditions pertaining to the approval of the application. He went on to explain that so far, he has the support of thirteen out of nineteen of the neighbors.

Chairperson Brutsch made the following recommendations to the applicant for the next meeting:

- 1- Keep times as general as possible
- 2- Look at special events local law
- 3- Revise plan

Bob Gilson from the CAC explained that the Tannery Pond holds seven concerts at The Darrow School, and the Shaker Museum holds a benefit that draws crowds over 300 people. It would be beneficial to coordinate all events with neighboring facilities.

II, Approval of Minutes
December 15, 2021

Board member Carroll made a motion to accept the December 15, 2021 minutes. Board Member Gawron second the motion. The vote carried as follows:

Elizabeth Brutsch-	Aye
Jim Carroll-	Aye
Brent Gawron	Aye
Greg Hanna	Aye
Steve Muse	Absent
Monte Wasch	Absent
Joshua Young	Abstain

Board member Carroll made a motion to adjourn the meeting. Board Member Gawron second the motion. The vote carried as follows:

Elizabeth Brutsch-	Aye
Jim Carroll-	Aye
Brent Gawron	Aye
Greg Hanna	Aye
Steve Muse	Absent
Monte Wasch	Absent
Joshua Young	Aye

The meeting was adjourned at 8:00 PM.

Respectfully,

Michelle Bienes
Planning Board Clerk

