



Town of New Lebanon
Planning Board of Minutes – unapproved
January 15, 2025

Present: Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Becky Segal, Planning Board Member
Rick Stall, Planning Board Member
Joshua Young, Planning Board Member

Absent: Steve Muse, Planning Board Member
Greg Hanna, Planning Board Member

Others in attendance: Stephanie Ferrandino, Counsel to The Planning Board
William S Null, Evan Thaler-Null, and other members of the public

I. Call To Order

Chairperson Brutsch called the meeting to order at 7:00 PM

II. Approval of Minutes

Motion to approve minutes of December 18, 2024 for two public hearings and the regular meeting made by Board Member Young, second Board Member Carroll.

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

III. Regular Meeting

West Family LLC – Chair Factory Road – Conservation Subdivision

Informational meeting and Sketch Plan Review
Property Owner: West Family, LLC
Agents: William S Null and Evan Thaler-Null

Informal discussion in which William S Null and Evan Thaler-Null presented plans for a conservation subdivision of 16 acres for subdivision into 8 lots making up 3 acres combined with a 9th conservation lot of 13 acres. Board discussed topics including adjacency of residential lot lines, plans for snow removal, availability of off-street parking, access for emergency vehicles, septic, water sources, status of conservation easement and HOA formation, code requirements for land included in the conservation subdivision, road frontage required by area and bulk regulations.

Motion to accept tonight's discussion as a Sketch Plan Review made by Board Member Carroll and second by Board Member Segal.

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

IV. Board Discussion

Chairperson Brutsch reminded board members planning to attend the Saratoga training to send in their class selections for registrations. Cooperstown information still to come.

Motion to go executive session on the proposed acquisition or sale of real estate when publicity could affect the value made by Chairperson Brutsch and seconded by Board Member Carroll.

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

Motion to appoint Stefanie Ferrandino as clerk pro temp made by Board Member Segal and seconded by Board Member Carroll.

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

Board entered executive session at 7:44pm.

Motion to adjourn the executive session made at 7:59pm by Board Member Segal and seconded by Board Member Carroll.

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

Motion to move the date of the Planning Board's next meeting from Feb 19 at 7pm to Feb 12 at 7pm made by Board Member Young and seconded by Board Member Carroll.

Chairperson Brutsch - Aye

Board Member Young - Aye
Board Member Carroll - Aye
Board Member Hanna - Absent
Board Member Stall - Aye
Board Member Segal - Aye
Board Member Muse - Absent

V. Adjournment

Motion to adjourn the meeting made at 8pm by Board Member Stall and seconded by Board Member Carroll.

Respectfully submitted,
Becky Segal, Planning Board Member