

Town of New Lebanon  
Planning Board of Minutes – unapproved March 19, 2025

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

Others in attendance:  
Stef Ferradino, Lawyer for the NLPB (via telephone)  
Mark Wolcroft, The Abode  
Cynthia Elliot, Surveyor for Applicants  
Fred Haley, Surveyor for Applicants  
Margie Overly, Public

## **I. Call To Order**

Chairperson Brutsch called the meeting to order at 7:01 PM

## **II. Approval of Minutes**

Motion to approve minutes of Public Hearing Minutes and Regular Meeting Minutes February 26, 2025 made by Board Member Carroll, second Board Member Hanna.

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

Meeting Minutes for February 19, 2025 Regular Meeting were tabled.

## **III. Regular Meeting**

**PB-2025-004 - Lot Line Adjustment - TM#30.-1-9.3 & 30.-1-10.111**

Property Owner: The Abode of the Message & The Sassafras Living Trust

Agents: Cynthia Elliot

Cynthia Elliot presented the application. Stef Ferradino requested the application be updated to reflect the accurate legal names of the applicants.

Motion to waive a public hearing was made by Board Member Hanna, second Board Member Segal.

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

Board Member Young read the proposed draft decision document approving the application. Board Member Carroll seconded. Minor corrections were made to the draft decision document and approved with said corrections by the following vote.

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

**PB-2025-005 – Minor 2-Lot Subdivision - TM#30.-1-9.3**

Property Owner: The Sassafra Living Trust

Agents: Cynthia Elliot

Cynthia Elliot presented the application. Members of the Planning Board asked questions of the Agent and had discussion. A list of requested changes to the map was made by the Planning Board and accepted by the Applicant. They include: showing an existing parking lot and driveway/access curb cuts; removing old application information not applicable to this case; updating the application and map to show the correct legal name of the applicant.

Motion to set a public hearing for April 16, 2025 at 7:00pm was made by Board Member Hanna, second Board Member Carroll.

Chairperson Brutsch Aye  
Board Member Carroll Aye  
Board Member Hanna Aye  
Board Member Muse Aye  
Board Member Segal Aye

Board Member Stall Aye  
Board Member Young Aye

**PB-2025-006 - Lot Line Adjustment - TM#28.-1-19.3 & ...-19.4**

Property Owner: Cameron Welch

Agents: Fred Haley

Fred Haley presented the application. There was discussion by the Planning Board. Fred Haley made and executed minor changes to the maps to correct the tax parcel numbers at the Planning Board's request.

Motion to waive a public hearing was made by Board Member Hanna, second Board Member Segal.

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

Board Member Segal read the proposed draft decision document approving the application. Board Member Carroll seconded. Minor corrections were made to the draft decision document and approved with said corrections by the following vote.

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

**PB-2025-007 - Lot Line Adjustment - TM#17.-1-6.1 & 17.-1-7**

Property Owner: Ann Lynch

Agents: Fred Haley

Fred Haley presented the application. There was discussion by the Planning Board.

Motion to waive a public hearing was made by Board Member Hanna, second Board Member Muse.

Chairperson Brutsch Aye

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

Board Member Carroll read the proposed draft decision document approving the application. Board Member Segal seconded. Minor corrections were made to the draft decision document and approved with said corrections by the following vote.

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

#### **IV. Board Discussion**

Chairperson Brutsch shared Proposed Local Law 2, amending Chapter 33 of the Town Code of the Town of New Lebanon, which establishes Alternates to the Planning Board. There was discussion by the Planning Board. Chairperson Brutsch will convey to Jon Tingley, legal counsel to the Town Board, questions from the Planning Board and provide a response.

Chairperson Brutsch welcomed new PZ Clerk, Courtney Potter.

Chairperson Brutsch discussed a vacancy for the Cooperstown training conference. Board Member Hanna expressed interest in attending. Board Member Young asked for clarification on the dates and logistics. Chairperson Brutsch will follow up.

#### **V. Adjournment**

Motion to adjourn the meeting made at 8:22pm by Board Member Carroll and seconded by Board Member Hanna.

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

Board Member Segal Aye  
Board Member Stall Aye  
Board Member Young Aye

Respectfully submitted,  
Elizabeth Brutsch, Planning Board Chairperson