



**Town of New Lebanon
Planning Board of Minutes – unapproved
May 21, 2025**

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

Absent: Greg Hanna, Planning Board Member

Attendees: Frederick Haley, Ted Salem, Joseph Saviano, Lee Kreutziger, Ashley Dunham, Stephanie Ferradino (Town Attorney)

I. Call To Order

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

II. Approval of Minutes

Motion to table the Public Hearing Minutes dated May 7, 2025 was made by Chairman Brutsch, and seconded by Board Member Carroll and approved by a vote of 5-0-0.

III. Regular Meeting

Case No. PB-2025-010 – Joseph Saviano – Special Permit -TM# 7.-2-44

Property Owner: Joseph Saviano

Applicant informed the Board that County Department of Transportation had approved the applicant's request for both a "Tractor Crossing" and "Blind Drive" signage. Applicant indicated that "DIG FIRST" needed to arrive to ensure installation is safe to complete. The board discussed ingress and egress access to the site via the east and west driveways as indicated on the provided site map. Applicant clarified that the western driveway will be used for ingress and egress with the eastern driveway as ingress only. Fred Haley further clarified the ingress and egress layout for the Board.

The Short Environmental Assessment Form (SEQR), Part Two (2) and Three (3) were read and answered by Chairperson Brutsch. A motion made to approve the SEQR by

Chairperson Brutsch and seconded by Board Member Carroll and approved by the following vote:

Chairman Brutsch – Aye
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
Board Member Segal – Aye
Board Member – Young – Aye

Board Member Carroll read the proposed draft decision document approving the application and made a motion to approve the draft decision, pending minor revisions as discussed. Board Member Segal seconded and approved by the following vote:

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

IV. Board Discussion

Chairperson Brutsch opened discussions as to Letter of Interest being solicited by the Town Board to fill the now vacant seat on the Planning Board, as well as positions for two (2) alternate board members as approved in the recently enacted Local Law No. 2 of 2025. Chairman Brutsch noted a potential new application that may be presented to the Planning Board during the next upcoming, regularly scheduled meeting that will require cooperation with the Zoning Board of Appeals (ZBA) and other agencies. She encouraged members to attend the ZBA meeting on June 3, 2025 when the project will be presented for variance consideration.

V. Adjournment

Motion to adjourn the meeting made at 7:23pm by Board Member Segal and seconded by Board Member Muse

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

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk