



**Town of New Lebanon
Planning Board Public Hearing minutes – unapproved
July 16, 2025**

Present: Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Steve Muse, Planning Board Member
Becky Segal, Planning Board Member
Joshua Young, Planning Board Member
Greg Hanna, Planning Board Member
Michael Crosby, Planning Board Member
David McGinness, Alternate Planning Board Member
Jeff Zimmermann, Alternate Planning Board Member

Others: Ted Salem, Sharon Powers, Susan Roth, Joanne Amlaw, Alicia Legland, Amy Brueckmann, Bonnie Lichak, Ari Goldstein, Peggy Brueckman, Mary Linge, Connor Coons, Lukas Coons, Craig Skerkis, Matt Ng, Emily Gamble, Stephanie Ferradino, Susan Tipograph, Anthony Murad, Michael Pavelok, Gregory Smith

Case No. PB-2025-012 – Special Permit – TM# 8.-3-22

Property Owner: Hyggeland LLC

Agents: Matthew Ng

**LEGAL NOTICE
PUBLIC HEARING
PLANNING BOARD
TOWN OF NEW LEBANON**

NOTICE IS HEREBY GIVEN This letter is to notify you that the New Lebanon Planning Board will be holding a Public Hearing on behalf of Hyggeland LLC for a SPECIAL PERMIT located 88 Covenant Circle, New Lebanon, NY. The Public Hearing will take place on July 16, 2025 at 7:00 at the New Lebanon Town Hall located at 14755 State Route 22 Road, New Lebanon. Anyone wishing to speak will be given an opportunity to be heard. More information is available by contacting the Planning/Zoning Clerk at PZclerk@townofnewlebanon.com **By: Courtney Potter
Planning/Zoning Clerk Town of New Lebanon, NY**

Upon proof of publication having been furnished and abutter notification mailings verified, a motion was made by Board Member Hanna to open the public meeting and seconded by Board Member Segal and carried by the following vote:

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

Members of the public were invited to speak in support or opposition to the proposed project. Mr. Michael Pavelok spoke in opposition to the special permit request. He indicated that the neighborhood may be adversely impacted due to a “revolving door” of people with a short-term rental as proposed in this application. Potential Homeowners Association (HOA) violations were also mentioned as a topic as Mr. Pavelok indicated that this type of rental could be construed as commercial use, which the HOA Covenants and Restrictions prohibit. The Board discussed the concerns raised, and by the code definition regarding Short Term Rental, said definition was defined as a residential rental dwelling by the newly enacted Local Law No. 4.

Mr. Gregory Smith also spoke in opposition to the permit, in regards to excessive road usage, which is currently maintained by the HOA. Mr. Smith also inquired as to the legality of marketing a “shed” with no septic as well as concerns that this short-term rental may expand to the size of a nearby similar style rental facility known as June Farms.

Separately, an email received from another concerned citizen was also raised at this time, which indicated the applicant was using the property as a short-term rental, without a permit and without registration to the county, as is required effective January 1, 2025. The applicant indicated affirmatively that this was the case, and he was trying to rectify the concern by appearing before the Board. No further additional comments were raised.

A Motion was made to close the Public Hearing at 7:15PM by Board Member Hanna and seconded by Board Member Carroll and carried to the following vote:

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

Respectfully submitted,

Courtney Potter
Planning Board Clerk