



**Town of New Lebanon  
Planning Board of Minutes – unapproved  
August 20, 2025**

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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: Joanne Amlaw, Blaine Darcy, Michael Darcy, Ryan Darcy, Emily Gamble, Destiny Lechner, Lukas Coons, Conrad Coons

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**I. Call To Order**

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

**II. Approval of Minutes**

A motion to approve the Public Hearing Minutes dated July 16, 2025 and Regular Meeting Minutes dated July 16, 2025 was made by Board Member Muse and seconded by Board Member Crosby and approved by a vote of 7-0-0.

**III. Regular Meeting**

**Case No. PB-2025-013 – Woodlife Farm Market– Special Permit -TM# 20.-1-5**

Applicant – Emily Gamble

Upon closing the Public Hearing, Ms. Gamble was asked if she had any questions to pose to the Board; Ms. Gamble replied in the negative. Chairperson Brutsch stated that she was made aware of an upcoming potential application as to a mixed use revision to allow for other frequent events at the Farm Market. Ms. Gamble stated she was working with the Zoning Department on the application and would return at a later date.

Board Member Segal read the proposed draft decision document approving the application and made a motion to approve the draft decision, pending some minor modifications as discussed. Board Member Carroll seconded the motion and the resolution was approved 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 Young – Aye  
Board Member Crosby - Aye

**Case No. PB-2025-016 -Lechner – Special Permit – TM# 10.3-1-5**

Applicant: Destiny Lechner

Ms. Lechner was asked to present her application to the board. Ms. Lechner responded that she is seeking a special permit to reside in a recreational vehicle (RV) on her property located at 139 Old Post Road, for a term of eight (8) to twelve (12) months. Board Member Carroll inquired if the applicant had obtained a building permit. Ms. Lechner indicated that the existing permit has expired, but she is working with the Town of New Lebanon Building Inspector to rectify the matter. Chairperson Brutsch inquired as to the frequency of pumping as relating to sewer/septic – Ms. Lechner responded it is done as an as needed basis, but has not yet happened. The RV is also hooked up to the existing well. The Board requested the applicant provide and updated SEQRA form in advance of the next board meeting. Chairperson Brutsch inquired as to where the RV would be placed; Ms. Lechner indicated that the RV would be placed at the end of the driveway, across from the existing barn and will remain there for the duration of renovations to the existing home. Board Member Segal made a motion to send the application to a public hearing and said motion was seconded by Board Member Carroll and said motion was approved 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 Young – Aye  
Board Member Crosby - Aye

**Case No. PB-2025-017 - Coons– Site Plan Review / Special Permit – TM# 19.2-1-88 & Case No. PB-2025-014 -Jojo’s Dream LLC – Site Plan Review / Special Permit – TM# 19.2-1-88**

Applicants: Lukas Coons and Connor Coons

The applicants presented their application for a commercial trade operation to be contained Within and adjacent to the building formerly known as Theatre Barn, located on the subject parcel. The applicants indicated that the interior of the building is to be renovated and to be used for material and truck storage. The renovations would involve interior tear-down to create a garage-like space. An existing exterior overhead door is located on the rear of the building, which cannot be seen from the road. The applicants indicated that there is to be approximately six to seven full size dump trucks along with pickup trucks, as well as stone, mulch, pipes, and topsoil also to be stored, each generally under 100 tons, outside the building. The applicants indicated that this application does tie to their other existing application (PB Case #2025-014), but that application

has changed, due in part to this application as well as the Town of New Lebanon Wastewater project. The Board requested an updated map be provided to show the boundary between commercial area at the front of the building and the RA5 zone at the back of the property. The proposed use of this application cannot extend into the RA5 zone. The Board requested the maps clearly identify wetland locations and setbacks as well. The Board inquired as to employee parking, which is to be located along the existing guardrail near the building with access via the existing driveway. Chairperson Brutsch requested the applicant to provide bunk storage, similar to those at another local landscaping company, for outdoor material storage. In addition to bunk storage, Chairperson Brutsch requested fencing of the area, to separate the material storage and commercial trade operation from the storage unit facility and RA-5 zone, with location to be determined definitely between the applicants and the Board. A request was made to the applicant to provide a layout of where materials would be stored, where trucks would park and where employee parking would be located. The Board took some time to review the hard copy landscape design that the applicant brought to the meeting as requested for PB Case #2025-014. Board Member Carroll indicated the proposed landscaping plan was agreeable to his request for additional screening of the storage units. The applicant requested that this meeting be accepted as sketch plan review and move to preliminary in the upcoming meeting. A motion was made by Board Member Carroll to accept the application as a sketch plan review and move to preliminary at the September meeting and seconded by Board Member Segal and carried 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 Young – Aye  
Board Member Crosby – Aye

#### **Board Open Discussion**

The Board then discussed the budget and requests for items needed for the Board, including training.

#### **IV. Adjournment**

Motion to adjourn the meeting made at 7:56PM by Board Member Carroll and seconded by Board Member Segal and approved 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 Young – Aye  
Board Member Crosby – Aye

Respectfully submitted,  
Courtney Potter  
Planning/Zoning Clerk