



**Town of New Lebanon  
Planning Board of Minutes – unapproved  
October 15, 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 (*arrived at approximately 7:05pm*)  
David McGinness, Alternate Planning Board Member  
Jeff Zimmermann, Alternate Planning Board Member

Others: Michael Darcy, Ryan Darcy, Stephanie Ferradino (Town Attorney), Lukas Coons,  
Conrad Coons, Jeffrey Weeks, Elizabeth Weeks

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**I. Call To Order**

Chairperson Brutsch called the meeting to order at 7:03 PM.

**II. Approval of Minutes**

A motion to approve the Public Hearing Meeting Minutes dated September 17th, 2025 and September 17<sup>th</sup>, 2025 Regular Meeting Minutes was made by Board Member Carroll and seconded by Board Member Hanna and approved by a vote of 6-0-0.

**III. Regular Meeting**

**Case No. PB-2025 – Weeks – Short Term Rental – TM #20.1-1-31**

Applicant: Jeffrey Weeks

Upon conclusion of the public hearing, the Board reviewed the map provided by Mr. Weeks as to parking. Mr. Weeks indicated that he will advertise the short-term rental to accommodate two (2) to six (6) people, though the property could sleep up to eight (8) people total. The Board indicated that the emergency contact information as requested was also provided. No further questions were asked. Board Member Segal read aloud the draft decision document and made a motion to approve the decision. Said motion was seconded by Board member Carroll and carried to the following vote:

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

Board Member Young – Aye  
Board Member Segal – Aye

**Case No. PB-2025-019 – Glaski – Lot Line Adjustment – TM# 29.-1-10.2**

Applicants: Joshua Glaski

Mr. Glaski was asked to present his application to the board. Mr. Glaski is seeking to add approximately 10 acres of land to his current parcel in order to “square” the property off. Chairperson Brutsch inquired if the applicant had done a lot line adjustment about ten (10) years ago, to which Mr. Glaski indicated he had. The Board inquired if the neighboring owner, EB5 LLC had provided authorization for the lot line adjustment. Mr. Glaski stated that a written authorization had not yet been provided, but could be obtained and provided to the Board. At this time, Board Member Hanna made a motion to waive the public hearing portion for the applicant, and said motion was seconded by Board Member Crosby and carried to the following vote:

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

A draft resolution was at this time read aloud by Board Member Carroll who made a motion for approval, pending a modification relating to the authorization letter from neighboring owner, and said motion was seconded by Board Member Muse and carried to the following vote:

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

**Case No. PB-2025-017 & PB-2025-014 – Coons – Site Plan Review/Special Permit – TM# 19.2-1-69**

Applicant: Lukas Coons

The Board continued conversation with Mr. Coons regarding both applications pertaining to the construction of two additional storage units as well as the application for a Commercial Trades operation on the existing site. Mr. Coons presented the board with information received from the Department of Environmental Conservation (DEC) and a map showing the 100-foot buffer pertaining to the wetland location as required by the DEC. The applicant indicated that the initial site of the storage bunkers will need to be moved towards the rear of the property, as they are too close to the buffer zone of the wetland location. Mr. Coons indicated that the parking lot will remain largely the same. Mr. Coon also stated that a total of 34 trees have now been planted and staggered along the Route 20 corridor. Chairperson Brutsch asked if the applicant was providing fencing around the yard area as previously discussed, in order to contain said commercial trade operations away from the self-storage units and screen the area from the roads and neighbors.

Board discussion then turned to screening of the property as required by the zoning code, though the applicants believe that most of the property is already screened. A suggestion was presented by the Board to install an earthen berm to resolve the issues surrounding the screening question. Chairperson Brutsch indicated she was open to ideas as well but indicated that under the Site Plan Review section of the code “open storage areas, exposed machinery and areas used for storing and collecting rubbish shall be screened from roads and surrounding land uses” and she read the language defining the type of permitted screening. Board discussion continued as to the definition of “surrounding land uses” and what that definition means in terms of planning board use and screening. The applicant inquired if the existing buildings could act as screens. The Board advised the applicant that the Town of New Lebanon Zoning Board would have to advise as to the interpretation of the zoning code in order to answer that question. The Board requested an updated survey map with everything, including both storage facilities and the commercial trade section be provided in advance of the next meeting. The Board inquired when the applicants intended to break ground on the new storage units. The applicants indicated they were not in a rush and were advised that any approvals given by the Board, if not acted on, may require an extension, otherwise a full site plan review would be required.

#### **IV. Adjournment**

Motion to adjourn the meeting made at 8:10PM by Board Member Segal and seconded by Board Member Hanna and approved by the following vote:

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

Respectfully submitted,

Courtney Potter  
Planning/Zoning Clerk