



**Town of New Lebanon  
Planning Board Public Hearing minutes – unapproved  
December 18, 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  
Michael Crosby, Planning Board Member (Late Arrival)  
Jeff Zimmerman, Alternate Planning Board Member

**Absent:** Greg Hanna, Planning Board Member  
David McGinness, Alternate Planning Board Member

**Others:** Chris Bertram, Fred Haley, Theresa Cipollari, Amy Brueckman, Bonnie Lichak, Peg Munves, Stephanie Ferradino (Town Attorney), Stephen Greczyn, Lucas Coons, Conrad Coons, Joel Priest, Louis Godfroy, IV, Ted Salem, Tony Murad, Brendan Becker

---

---

**A. Case No. PB-2025-014 – JoJo’s Dream LLC – Site Plan Review – TM# 19.2-1-88**

Property Owner: JoJo’s Dream LLC

**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 JoJos Dream LLC who is seeking Site Plan Review for the construction of two self-storage units located at 660 State Route 20, New Lebanon, NY. The Public Hearing will take place on December 18, 2025 at 7:00 at the New Lebanon Town Hall located at 14755 State Route 22, 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 to open the Public Hearing was made at 7:20 by Board Member Segal and seconded by Board Member Carroll and carried to vote as follows:

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

Members of the public were invited to speak in support or opposition to the proposed application. Ms. Cipollari inquired as to the location of the storage unit constructions. The applicant provided a hardcopy of the map for her review. No further public comments were made at this juncture, nor were any written or emailed comments received.

A motion was made by Board Member Carroll to close the public hearing at 7:22PM and seconded by Board Member Young and carried by the following vote.

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

Respectfully submitted,

Courtney Potter  
Planning Board Clerk