



**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
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A. Case No. PB-2025-019 - Priest – Special Permit – TM# 19.1-1-2

Property Owner: Joel Priest

**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 Joel Priest for a special permit for a short term rental located 37 Mill Road, 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 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 to open the Public Hearing was made at 7:20 by Board Member Muse and seconded by Board Member Segal 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. No public comments were made at the time of the public hearing and no written or emailed comments were received from the public prior to the meeting.

A motion was made by Board Member Segal to close the public hearing at 7:20PM and seconded by Board Member Carroll 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