



**Town of New Lebanon
Planning Board of Minutes – unapproved
January 21, 2026**

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

Absent: Greg Hanna, Planning Board Member

Others: Sharon Powers, Emily Gamble, Gabby Hilts, Chris Bertram, Mike Darcy, Tony Murad, Andrew Clark (Legal Counsel), William Keniry (Legal Counsel), Brendan Becker, Michael Brutsch, Dawn Brutsch, Bonnie Lichak, Ryan Darcy, Alicia Legland, Peg Munves, Ted Salem, Lukas Coons, Abbie Schoobs, Amy Brueckman, Bob Gibson, Mellis Franceour

I. Call To Order

Chairperson Brutsch called the meeting to order at 7:01 PM.

II. Approval of Minutes

A motion to approve the December 18, 2025 Public Hearing Minutes and Regular Meeting Minutes made by Board Member Carroll and seconded by Board Member Zimmerman and carried by the following vote:

Chairperson Brutsch – Aye
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Zimmerman – Aye
Board Member Segal – Aye

III. Regular Meeting

Case No. PB-2026-TBD – Woodlife Farm Market – Sketch Plan Conference – TM# 20.-1-5

Applicant(s): Emily Gamble

Prior to review of the application, Alternate Planning Board McGinness stated he would be sitting to hear this application in the absence of Planning Board member Hanna. The applicant

was invited to present the Board with details pertaining to this application. Ms. Gamble stated to the Board that Woodlife Farm Market is now seeking a permit to allow for wedding events to take place in the large tent located next to the pond currently on site, with one greenhouse to be used as a winter event place between November and April. The Board inquired as to the size of the proposed weddings to take place – Ms. Gamble provided clarification that the small weddings would be a total of fifty (50) people in attendance or less with large weddings to accommodate one hundred (100) to one hundred fifty (150) people. Ms. Gamble indicated that the intent was to start with only small weddings in the first year, with a maximum of six weddings held in the first year. The Board inquired as to the time of the proposed weddings to begin and end, to which Ms. Gamble indicated that weddings would start between 3pm and 5pm and end around 10pm. Ms. Gamble also indicated that the Farm Market would close early on the days weddings were to occur. The Board inquired if the proposed greenhouse spaces would be heated in the winter months of proposed operation – Ms. Gamble stated they would be heated. Board Member Segal inquired if any outside vendors would also be onsite at the time of weddings. Ms. Gamble indicated that it was the intent of Woodlife to cater the weddings, but outside vendors may be needed for rental items (such as china or other wedding related items.) Ms. Gamble indicated that there is at a minimum 150 spots for parking and that the porta potty trailer will be used for outdoor restrooms, which is currently located between the tent (where outdoor events occur currently) and the smoker. Chairperson Brutsch requested that a full survey map of the property, indicating all buildings, temporary structures (i.e. smaller tents), parking and where the property changes from commercial to residential zoning areas be submitted. Ms. Gamble inquired if the parking spaces can be grass, with the Board indicated that they could be used but recommended they be used as temporary overflow spots. The Board then discussed potentially limiting the number of events per year to occur, with a consensus of limiting to one event per day a possible remediation to the concern. The Board asked Ms. Gamble to amend the term “multi-use” to “mixed use” in her narrative, which the Board also ask for some bolstering – specifically to outline parking, and a description of the proposed events. At this juncture, a motion was made by Board Member Muse to move the applicant to preliminary; said motion seconded by Board Member Carroll and carried by the following vote:

Chairperson Brutsch – Aye
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Zimmerman – Aye
Board Member Segal – Aye
Alternate Board Member McGinness - Aye

Case No. PB-2025-017 – JoJo’s Dream LLC – Site Plan Review / Special Permit – TM# 19.2-1-88

Applicant(s): Lukas Coons

Discussion between the applicant and the Board continued regarding this application. Mr. Coons again specified that where the original request for truck parking and bulk storage was originally to be placed was too close the wetland delineation buffer zone. Mr. Coons indicated he wanted to get a better feeling of where the Board currently stood before finalizing any plans with a surveyor. The applicant and the Board agreed that additional screening is needed along the east side of the

parcel (between the property and Lover's Lane). Additional discussion commenced regarding screening between the self-storage units and the proposed commercial trade operations with the applicant stating that they believed it should not be a requirement due to similar uses and that the existing building (formerly the Clark Engineering building) provided sufficient screening. Chairperson Brutsch indicated that her main concern was screening pertaining to certain parts of the commercial trade operations (i.e. exposed machinery, material storage). Chairperson Brutsch stated that either screening per the Code or an enclosed building was required. The Board requested a more formalized proposed plan (similar to the map submitted in the September 2025 application) be provided to the Board – in order to have a better overview of the proposed layout – a hand drawn version of the map would be acceptable to submit to the Board before a formalized survey map for final approval. Chairperson Brutsch inquired if a SWPPP (Stormwater Management Plan) would be required, to which Mr. Coons responded that the disturbance to the land itself would be less than one acre, so should not be required. The Applicant should confirm this with their surveyor once a site plan is generated.

Case No. PB-2025-015 – Tilden Project LLC – Site Plan Review/Special Permit – TM# 19.2-1-69

Applicant(s): Joshua Young

Prior to review of the application, Board members Segal and Young recused and stepped down from the dais.

After recusals, the Applicant was invited to present any further updates to the applicant's application. A review of the updated engineering drawings, specifically loading dock proposals, as well as the newly submitted landscaping plan was reviewed. Mr. Young suggested reviewing the documents one by one to discuss changes OR by approaching the submissions through the lens of SEQRA part II. The Board requested review of the new documents one by one – with changes to the site plan being updating the entrance off route 20 to show ingress and egress to match the Department of Transportation (DOT) approved drawings. No changes to septic tank location was made, but Mr. Becker (the project engineer) confirmed the amount of septic tanks to be five (5) 2500-gallon tanks. The retention basing was then located to the northwest corner and made bigger to address 100-year sizing requirements. Frost protection was added to the outlet and a green space was included between the curb line and the entrance to the retention basin. The Board indicated their overall acceptance of the landscaping plan, but requested both a full detail of the proposed plantings and improved landscaping ideas at the front of the building and corner of Tilden Road and Route 20. Discussion then turned to further discussion regarding the loading dock and the Highway Superintendent's denial of a curb cut on Tilden Road for the loading dock. The Applicant stated that they needed to have a discussion with the Town of New Lebanon Highway Superintendent to get a better understanding of the concerns. Chairperson Brutsch offered assistance in facilitating that conversation should the applicant need it. Chairperson Brutsch also recommended the Applicant seek a solution that would contain the loading dock and all truck movements on the site, possibly by mirroring the footprint so the loading dock is on the opposite side of the building. All truck maneuvers would then be contained within the Applicants parking lot. Mr. Becker also indicated that revisions were also being made to the existing water quality study to fill in the holes on the report. The original well driller did not have information and a well log was not obtainable, however they would be endeavoring to make an educated estimate of the information being requested. Soil Borings will be used to correlate the soils with the well to solve the problem and provide a schematic of the soil strata. Mr. Becker also indicated that the Department of Environmental Conservation (DEC) had reviewed the wastewater system engineering schematics and was overall happy with the proposal but has indicated they will not

be completing any further review until SEQRA is completed. A review of the Orenco system was discussed with a visual representation presented before the board.

IV. Board Discussion

Chairperson Brutsch reviewed the required training requirements for the planning board members and requested any available members to provide a list of seminars they would like to attend as it pertained to the Saratoga Planning Conference. Said submissions would then be sent for registration. Any other lunch and learn sessions provided by the New York State Planning Federation would be forwarded to board members as options as well.

V. Adjournment

A motion to adjourn the meeting made at 8:34 by Alternate Board Member Muse and seconded by Board Member Carroll and approved by the following vote:

Chairperson Brutsch – Aye
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Zimmerman – Aye
Board Member Segal – Absent/Recused
Alternate Board Member Young – Aye
Alternate Board Member McGinness - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk