



**Town of New Lebanon
Planning Board of Minutes – unapproved
February 18th, 2026**

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

Absent: Steve Muse, Planning Board Member

Others: Fred Haley, Evan Thaler-Null, Amy Brueckman, Andrew Clark, Ted Salem, Michael Brustch, Diane Brutsch

I. Call To Order

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

II. Approval of Minutes

A motion to approve the January 21st, 2025 Regular Meeting Minutes, with one amendment was 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 – Aye
Board Member Muse – Absent
Board Member Zimmerman – Aye
Board Member Crosby – Aye
Board Member Segal – Aye

III. Regular Meeting

Case No. PB-2026-001 – West Family Land LLC – Lot Line Adjustment – TM #29.-1-20.5

Applicant(s): West Family Land LLC, Ben Ratliff, and Kate Reynolds
Agent(s): Fred Haley

Mr. Haley, as agent for the applicants, was invited to present the application before the board for the proposed Lot Line Adjustment. Mr. Haley distributed updated maps to include the proper spelling of all applicant names and indicated to the board, that the reason for the lot

line adjustment was to clear a driveway between the parties. Board Member Segal inquired as to the distance between the property line and the existing cabin. Mr. Haley indicated that the measurements appearing on the map indicated that one inch was approximately one hundred feet, so the cabin was located approximately fifteen to twenty feet from the property line. Board Member Carroll requested a description of said cabin at this time. Mr. Haley indicated and Mr. Thaylor indicated that it was a temporary structure and could be removed if the Board requested. Mr. Thaylor stated that the cabin was also located in the same location at the previously approved 2022 lot line adjustment and indicated that the building was pre-existing. Chairperson Brutsch inquired about the location of the gravel driveway to ensure that the driveway would then skirt the newly proposed boundary line. Board Member Hanna made a motion to waive the public hearing at this juncture with said motion being 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 – Absent
Board Member Zimmerman – Aye
Board Member Crosby – Aye
Board Member Segal – Aye

After a short discourse regarding SEQRA requirements, Board Member Carroll read aloud the draft decision document and made a motion to approve the decision. Said motion was seconded by Board Member Segal and carried to the following vote:

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

Board Discussion

Chairperson Brutsch and Board Member Crosby reviewed with the remaining board members the information obtained from the Saratoga Planning Conference. Remaining board members were advised that there will be other lunch and learn opportunities throughout the year in order for them to complete the required annual training. A reminder was also given that annual trainings required by the Town must also be completed as soon as possible.

IV. Adjournment

A motion to adjourn the meeting made at 7:37PM by Alternate 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 – Absent

Board Member Zimmerman – Aye
Board Member Crosby – Aye
Board Member Segal – Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk