



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

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

Absent: Jeff Zimmerman, Planning Board Member
Greg Hanna, Planning Board Member
Steve Muse, Planning Board Member

Others: Diane Brutsch, Michael Brutsch, Peg Munves, Ryan Darcy, Michael Darcy, Conrad Coons, Bonnie Lichka, Amy Brueckmann, Andrew Clark (Legal Counsel)

I. Call To Order

Chairperson Brutsch called the meeting to order at 7:02 PM.

II. Approval of Minutes

A motion to approve the February 18, 2026 Regular Meeting Minutes, with amendments, was made by Board Member Segal and 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 – Absent
Board Member Crosby – Aye
Board Member Zimmerman – Absent
Board Member Segal – Aye

III. Regular Meeting

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

Applicant(s): Lukas Coons

Mr. Coons, with the assistance of Ryan and Michael Darcy in the audience presented to the Board a newly drawn hand sketch showing the proposed heavy truck parking, material bins, equipment parking, pipe storage, employee parking and proposed screening fence

per the Boards request; said fence was determined to be selected as six (6) foot stockade privacy fencing due to easier installation and appealing eye quality. Mr. Coons also presented the Board with photographs of the existing natural screening on the subject parcel to demonstrate the sufficiency of said screening to surrounding uses. Chairperson Brutsch inquired if the photos provided could be confirmed to be existing screening on the parcel owned by the applicant. Mr. Coons stated the only questionable area of natural screening occurs on the other side of the wetland delineation line referenced on the map. Chairperson Brutsch also inquired as to the open sections shown on the sketch. Mr. Coons indicated they were spaces in order for machinery to make necessary turns or other maneuvers for the proposed heavy equipment. A question regarding if a gate on these open spaces would need to be include. Mr. Clark, as Legal Counsel to the Board, stated that there is no specific reference in the code requiring a gate to be added, unless the Board saw fit to require it. Discussion again turned to screening with Board Member Crosby indicated that he did not see the benefit to additional screening to what is already existing as relating to the Lovers Lane side of the property. Mr. Coons was asked to provide accurate measurements (to the best of his ability) regarding the sketch before the Board which he provided. At this time, Chairperson Brutsch inquired if the Board was happy with the hand drawn sketch as presented, with Board Members indicated approval of the current plan. Mr. Coons was asked how long a formal drawing by surveyor Fred Haley would take, with Mr. Coons estimating about sixty (60) days. Discussion was then had between the Board and the applicant as to the applicant's agreement to send his application to a Public Hearing to occur on May 20th with the applicant in agreement. Chairperson Brutsch provided the list of accurate information to be provided on the formalized drawings to be provided in advance of the May 20th Board meeting; those details include fencing details, parking areas (to include 10 oversized spaces with eight material bins) and a suggestion to expand the bin area, as a worst case scenario. Chairperson Brutsch inquired if the applicant would be limited as to the split of zoning areas on the parcel. Mr. Coons indicated that would not be a concern, as the Town of New Lebanon Zoning Board of Appeals granted his requested use variance to make the parcel wholly commercial. At this juncture, Board Member Carroll made a motion to send this application to a Public Hearing to occur on May 20th, with said motion seconded by Board Member Segal and carried to the following vote:

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

IV. Board Discussion

Board Member Discussion began with reference to a County Wide SEQRA training being provided a Columbia Greene Community College or via Zoom on April 9th. Board Members were encouraged to attend, either in person or virtually. Chairperson Brutsch provided clarification that this training (pursuant to Town Board approval) could be used as part of the annual four hour training hours required.

V. Adjournment

A motion to adjourn the meeting made at 7:25PM by Board Member Segal and seconded by Board Member Crosby and approved by the following vote:

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

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk