Town of New Lebanon
Planning Board of Minutes – unapproved
June 17, 2026

Present:	Elizabeth Brutsch, Planning Board Chairperson Jim Carroll, Planning Board Member Greg Hanna, Planning Board Member Steve Muse, 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:	Becky Segal, Planning Board Member
Others:	Andrew Clark (Legal Counsel), Nicholas Clark, Laine Clark, Trina Porte, Joanne Amlaw, Michael Brutsch, Dawn Brutsch, Sharon Powers, Ted Salem, Gupreet Kaur, Mandeep Singh, Peg Munves, Brendan Becker (Applicant Engineer) Alicia Legland (Attorney for Applicant), Tony Murad, Jim Dawson, Chris Bertram (Town Engineer), Bonnie Lichak, Amy Brueckmann

I. Call To Order

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

II. Approval of Minutes

A motion to approve the May 20th Public Hearing and May 20th Regular Meeting Minutes was made by Board Member Hanna and seconded by Board Member Carroll and carried by the following vote:

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

III. Regular Meeting

Board Discussion

Overview of Board Training attended by Board Member Carroll and Chairperson Brutsch was touched upon and a reminder that the annual Town Training is also to be completed was discussed.

Case No. PB-2026-TBD – Clark – SPR/Special Permit – TM# 19.2-1-88.1

Mr. Clark was asked to present the application to the Board for his intended plans for the property. Mr. Clark indicated that the intent was to create an antique store with a variety of items. Items would be sold inside, with some larger pieces placed out front temporarily when the store was open. The Board discussed the narrative relating to hours of operation and other potential changes. The Board inquired if the footprint of the building was to change, to which Mr. Clark stated no footprint changes, just interior updates which they have been corresponding with the Building Department on. The Board asked in advance of the next meeting, for an updated map, showing the applicable setback lines and other items to be included.

At this time, Mr. Clark inquired if it would be possible to accept the presentation as a preliminary sketch plan conference. The Board discussed and a motion was made by Board Member Hanna to accept the application as sketch plan conference and to move the application forward to a preliminary review, with said motion being seconded by Board Member Carroll and carried to the following vote:

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

A second motion was made by Board Member Hanna to send the application to a public hearing for the July 15th Board Meeting, with said motion seconded by Board Member Carroll and carried to the following vote:

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

The last and final motion on this application was made by Board Member Carroll to authorize the PZ Clerk to send the application to the County Planning Board, as an abutter, with said motion being seconded by Board Member Crosby and carried to the following vote:

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

Case No. PB-TBD– Kaur & Singh– Sketch Plan Conference – TM #20.1-1-60.1

Applicant(s): Gurpreet Kaur & Mandeep Singh

Prior to the presentation of this application there was a small break in proceedings, to allow for Mr. Singh's arrival. Upon his arrival, the applicants presented the application to the Board, proposing to open a convenience store selling packaged grocery items, limited sundries, coffee and prepared food, with the intent to open a franchise known as Crispy Chicken. The proposed operating hours for this location would be from 7:30AM to 9:00PM, seven days per week. The applicants indicated that preliminary discussions with Columbia County Department of Health (DOH) have confirmed potable water and a septic tank inspection was pending at the time of this presentation. The separation distances between the septic system and well has not yet been determined.

The Board requested site plan maps, detailing building, parking, designated dumpster location with enclosure, odor control measurers (specifically any grease traps and exhaust fans) be listed together with any exterior lighting changes in advance of the next meeting.

Case No. PB-2025-002– Woodlife Farm Market – Sketch Plan Conference – TM #18.-1-15.200

Applicant(s): Emily Gamble

Ms. Gamble was invited to present the updates to the application before the board. Clarification regarding the portable facilities was provided, with each trailer having its own, separate, pumpable tanks. Ms. Gamble also had an expert with her to attest to the septic system capacity, who stated the system and leach field could accommodate additional capacity past what is expected. Ms. Gamble indicated that it was the intention to host 4-6 weddings per year, with a maximum of around 90 guests, and live music events. Weddings and other events would not occur on the same day, with no weeknight events planned at this time. The board requested a letter from the State Historic Preservation Office. Chairperson Brutsch stated she had assisted the applicant in submitting the request for a review by SHPO which was forthcoming. The Board also requested a detailed calendar of anticipated events, along with an updated map showing locations for the overflow portable facility locations.

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

Applicant(s): Joshua Young Map Dated: July 1, 2026

Mr. Young was invited to present any and all updates regarding the application before the Board. Mr. Young first took a moment to pause before proceeding, and indicated that now the SEQRA Public Hearing has been completed, he felt there was sufficient information to proceed to making a SEQRA determination. Mr. Young raised concerns regarding late delivery of Town Engineering analysis, with said analysis appearing to be expanding rather than decreasing. The Board suggested that providing a more consolidated and complete plan set would help expedite the process to prevent any further confusion.

Additional frustration was expressed by the Board by lack of any concrete response from the Columbia County Department of Health, which echoes concerns of the public during the public hearing held on June 4th, 2026. Mr. Becker indicated that the County is currently subcontracting its engineering reviews and have been in contact with DOH, Department of Environmental Conservation (DEC) and Department of Transportation (DOT) since November 2025. Because DOH is currently subcontracting, the applicant indicates this is causing delays and requiring the applicant to restart discussions with new contacts.

After back and forth conversation between the applicant and the Board, the Board reviewed SEQRA Part II in full, with the Board discussing and debating the responses contained wherein. Upon conclusion of SEQRA Part II and with the guidance of Mr. Clark, the Board moved to SEQRA Part III, which evaluates the actuality of significant impact on the items identified as "Moderate to Large" impacts, in order to determine SEQRA Part II as to a positive declaration or a negative declaration, with decisions made on the following items, pertaining as to a "significant negative impact to the environment" or "insignificant negative impact (or mitigated appropriately)". The PZ Clerk at this juncture took a poll of all board members on the following items:

SEQRA Part II – Question 4 – Impacts on Ground Water

Chairperson Brutsch – Significant Negative Impact
Board Member Carroll – Insignificant Negative Impact
Board Member Hanna – Insignificant Negative Impact
Board Member Muse – Insignificant Negative Impact
Board Member Crosby – Significant Negative Impact
Board Member Zimmerman – Insignificant Negative Impact
Alt. Board Member McGinness - Insignificant Negative Impact

The Board agreed that answers regarding Questions 10, 13, 14 and 15 did not warrant a response in SEQRA Part III, as these questions were modified to "no, or small impacts may occur."

SEQRA Part II – Question 17 – Consistency with Community Plans

Chairperson Brutsch – Significant Negative Impact
Board Member Carroll – Insignificant Negative Impact
Board Member Hanna – Insignificant Negative Impact
Board Member Muse – Significant Negative Impact
Board Member Crosby – Insignificant Negative Impact
Board Member Zimmerman – Insignificant Negative Impact
Alt. Board Member McGinness - Insignificant Negative Impact

SEQRA Part II – Question 18 – Consistency with Community Character

Subpart (B) Demand for additional community services

Chairperson Brutsch – Significant Negative Impact
Board Member Carroll – Insignificant Negative Impact
Board Member Hanna – Insignificant Negative Impact
Board Member Muse – Insignificant Negative Impact
Board Member Crosby – Insignificant Negative Impact
Board Member Zimmerman – Insignificant Negative Impact
Alt. Board Member McGinness - Insignificant Negative Impact

Subpart (E) Inconsistent with the predominant architectural scale & character

Chairperson Brutsch – Significant Negative Impact
Board Member Carroll – Significant Negative Impact
Board Member Hanna – Insignificant Negative Impact
Board Member Muse – Insignificant Negative Impact
Board Member Crosby – Insignificant Negative Impact
Board Member Zimmerman – Insignificant Negative Impact
Alt. Board Member McGinness - Insignificant Negative Impact

After discussion, the Board moved to vote on the overall determination. A motion was made by Board Member Zimmerman to declare a negative declaration on the application with said motion seconded by Board Member Hanna and carried to the following vote:

Chairperson Brutsch – Nay
Board Member Carroll – Aye
Board Member Hanna – Aye
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Zimmerman – Aye
Alt. Board Member McGinness - Aye

IV. Adjournment

Motion to adjourn the meeting made at 11:17PM by Alternate Board Member McGinness and seconded by Board Member Muse and approved by the following vote:

Chairperson Brutsch – Aye
Board Member Carroll – Aye
Board Member Hanna – Aye
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Young – Aye
Alt. Board Member McGinness - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk