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

Present:	Elizabeth Brutsch, Planning Board Chairperson Jim Carroll, Planning Board Member Becky Segal, Planning Board Member Steven Muse, Planning Board Member Jeff Zimmerman, Planning Board Member Michael Crosby, Planning Board Member Joshua Young, Alternate Planning Board Member Khushi Rosalie Pasquale, Alternate Planning Board Member
Absent:	Greg Hanna, Planning Board Member
Others:	Trina Porte, Lukas Coons, Ted Salem, Andrew Clark (Legal Counsel), Michael Darcy, Ryan Darcy, Amy Brueckmann, Blaine Darcy, Fred Haley,

I. Call To Order

Chairperson Brutsch called the meeting to order at 7:00 PM.

II. Approval of Minutes

A motion to approve the August 19, 2026 Public Hearing Minutes and Regular Meeting Minutes, with amendments made to Board Member Crosby's votes on the Woodlife Farm Market and Carson and Sears applications, was made by Board Member Muse and seconded by Board Member Zimmermann 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 Young – Aye
Board Member Segal – Aye

III. Regular Meeting

Case No. PB-2026-008 – JoJo's Dream LLC – Minor Subdivision TM# 19.2-1-88.1

Applicant(s): Lukas Coons Map Dated: September 21, 2026
Surveyor: Frederick Haley

The Board requested the Surveyor, with the authorization from the applicant, present the proposed subdivision to the Board. Mr. Haley spoke to the Board about the intention of the applicant, JoJo's Dream LLC (Lukas Coons as member) to subdivide the subject parcel into 2 lots, with one new lot containing approximately 7 acres, encompassing the existing former

Theatre Barn location (now the site of MRB Darcy Dirtwork) and a second lot of approximately 13.59 acres encompassing current storage unit structures. Mr. Haley indicated that the layout was designed to keep the theatre barn conforming with a 40-foot buffer from the structure, aligned with the existing boundary corners, adhere to existing physical fence lines, and accommodate existing septic and well systems access for each respective lot. The Board confirmed the current zoning status is that the property still does lie within a residential zoning district and that a Use Variance was approved by the Town of New Lebanon Zoning Board of Appeals on January 8, 2026 under Case Number PB-2025-027. Further discussion turned to the frontage of the parent parcel located on Lovers Lane, evidencing access to the parent parcel via a gravel roadway. The Board then mandated that an updated survey map be provided adding a note to the map clearly stating that the ZBA denied commercial access out to Lovers Lane, ensuring future purchasers or title reviews are aware even if only the plat map is referenced. Chairperson Brutsch inquired if it was the applicant's intention to convey the proposed subdivided lot to MRB Darcy Dirtwork, with the applicant stating that that was the intent. The Board also requested that since it is the intent of the applicant to convey the parcel within 6-12 months, a copy of the proposed deed with updated property description and proposed legal language creating the appurtenant ingress & egress access easement over the gravel driveway to Route 20 prior to final approval be included in the next submission. Additional other revisions were requested to be made, including labeling the 50-foot setback between the storage structures on Lot 2 and the newly delineated boundary line, labeling the 120-foot distance behind the buildings, and explicitly noting the boundary along the existing 6-foot privacy fence and stockade fencing. The Board also requested that the Department of Environmental Conservation (DEC) be notified as well due to the parcel history as a junkyard and the participation in the Brownfield Cleanup Program. Due to this, a motion was made by Board Member Segal and seconded by Board Member Carroll to list this application as an Unlisted Action under SEQRA and opt for an uncoordinated review; said motion was 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 Young – Aye
Board Member Segal – Aye

Said parties to be notified by the Applicant are DEC, New York State Department of Transportation and the Town of New Lebanon Highway Department.

At this juncture, in order to satisfy the statutorily required 28-30 day agency response time for SEQRA, the application will bypass the November meeting and be processed for a public hearing to be held at the December Planning Board Meeting. A formal motion to move the application to a public hearing on December 16, 2026 was made by Board Member Segal and seconded by Board Member Crosby 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 Young – Aye
Board Member Segal – Aye

IV. Adjournment

Motion to adjourn the meeting made at 7:26PM by Board Member Carroll and seconded by Board Member Zimmerman 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 Young – Aye
Board Member Segal – Aye

Respectfully submitted,

Courtney Potter,
Planning/Zoning Clerk