



**Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
June 3, 2025**

Present: Anthony Murad , Zoning Board of Appeals Chairperson
Chuck Gerald, Zoning Board of Appeals Member
Sharon Powers, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member
Meghan Knoll, Zoning Board of Appeals Member

Others Present: Joshua Young, Ari Goldstein, Mary Linge, Javier Gomez, Brendan Beck, Margaret Brueckmann, Amy Brueckmann, Bonnie Lichak, Anna Duhon. Williams Hayes, James Dawson, Ellen Dillis, Dimitri Dillis, Stephanie Ferradino, Town Attorney, Paul McCreary, Town Engineer

I. Call to order:

Chairman Murad called the meeting of the Zoning Board of Appeals to order at 7:00PM.

II. Minutes review:

Upon review of minutes from the May 2025 regular meeting and public hearing meeting minutes, a motion was made by Board Member Powers to approve the minutes, and seconded by Board Member Salem; said motion was carried unanimously.

III. Regular Meeting/Case Review:

Case # PB-2025-011 – Area Variance – Tilden Project LLC (TM# 19.2-1-69)

Applicants are seeking an Area Variance approval for relief from 205-13(2)(e) to construct a mixed use building, containing commercial space and forty-one (41) residential units.

Chairman Murad recused himself from discussions regarding this application, as he has indicated that he is a financial partner in the project. Board Member Knoll indicated that a potential for a conflict of interest existed because previous to the application receipt, she too was a financial partner in the project, but is no longer involved. Her previous involvement in the project has been disclosed and she advised that she was able to be impartial in her review of the project and the prior involvement would not have any bearing on any decisions made by the Board.

A motion was made by Board Member Salem to nominate himself as Interim Chair of the Zoning Board of Appeals on this matter; said motion was seconded by Board Member Powers and carried to the following vote:

Chairman Murad – Recused
Board Member Salem – Aye
Board Member Gerald – Aye
Board Member Knoll – Aye
Board Member Powers – Aye



**Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
June 3, 2025**

Interim Chair Salem opened the floor for more discussions regarding this application. No Board Members had additional questions for consideration at this time.

Upon completion of public comment and additional comments from the Board, the attached resolution was read by Interim Chair Salem which initiated the coordinated review under SEQR. With guidance from Attorney Ferradino, the Board concurred that the Project is a Type I and the Board seeks to defer lead agency status to Town of New Lebanon Planning Board. A motion to approve said resolution was made by Zoning Board Member Knoll and seconded by Zoning Board Member Powers and carried by the following vote:

Interim Chair Salem – Aye
Zoning Board Member Powers – Aye
Zoning Board Member Geraldi – Aye
Zoning Board Member Knoll – Aye

Discussions on the above project were set to continue at the next regularly scheduled Zoning Board meeting and Public Hearing to be continued at that time as well.

IV. Adjournment

A motion was made by Board Member Geraldi to close the regular meeting, seconded by Board Member Powers and the motion was carried by the following vote:

Interim Chair Salem – Aye
Board Member Geraldi – Aye
Board Member Knoll – Aye
Board Member Powers – Aye

Interim Chair Salem called the regular meeting to close at 8:10PM.

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk