



**Town of New Lebanon
Planning Board of Minutes – unapproved
June 18, 2025**

Present: Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Becky Segal, Planning Board Member
Joshua Young, Planning Board Member
Steve Muse, Planning Board Member
Greg Hanna, Planning Board Member

Attendees: Stephanie Ferradino (Town Attorney), Ted Salem, Brendon Becker, Ari Goldstein, Tony Murad, Edward Shannon, David McGinness, William Shannon, Craig Skerkis, Matthew Ng, Corey Stall, Bonnie Lichak, Amy Brueckmann, Margaret Brueckmann, Members of Public

I. Call To Order

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

II. Approval of Minutes

A motion to approve the Public Hearing Minutes dated May 7, 2025 Public Hearing & Special Meeting Minutes and Public Hearing and Regular Meeting Minutes dated May 21, 2025 was made by Board Member Segal and seconded by Board Member Carroll and approved by a vote of 6-0-0.

III. Regular Meeting

Case No. PB-2025-012 – Matthew Ng – Special Permit -TM# 8.-3-22

Property Owner: Matthew Ng

Applicant presented to the Board his request to allow to have his property to be used as a short term rental. The Board asked questions regarding parking, pertaining to the number of vehicles the existing driveway can support, the applicant's intent for the number of subletters, and contact information for a property manager who is located within 20 miles of the property as per requirements established in the Zoning Code. The Board requested the name of the local property manager be provided in advance

of the next meeting. A motion was made by Board Member Hanna to open a Public Hearing and seconded by Board Member Segal and approved by a vote of 6-0-0.

Tilden Project LLC – Sketch Plan Conference -TM# 19.2-1-69

Applicant: Joshua Young

Chairman Brutsch requested that any members of the Board who may have a conflict of interest disclose it in advance of the discussion. Board Members Young and Segal informed the Members of the Board they must recuse themselves on this matter due to conflicts of interest related to their ownership and involvement in the project and stepped down from the dais. Chairperson Brutsch provided a brief explanation to members of the public on what they can expect during the meeting. Mr. Young introduced Mr. Ari Goldstein, architect on the project and Mr. Brendon Becker, Lead Engineer on the project, whom he has been working with. Mr. Young provided details regarding his take on the communities needs and how his proposed project will meet those needs, specifically housing to attract seniors and younger families with limited incomes. Mr. Young then presented the proposed fundability of the project relating to the State funded funding options. Mr. Young also spoke at length regarding the communities' need for a larger grocery and his proposed plan to make the grocery comparable to larger market chains. Mr. Young indicated that a Child Care Center was included in the proposed sketch plan but was still an item his team was exploring. Chairman Brutsch indicated that if the sketch plan was presented to include a Child Care Facility, any application made to the Planning Board must also include the Child Care Facility. Attorney Ferradino inquired if the space for a child care facility was going to be built regardless, and Mr. Young indicated they were at a place in the process where they are trying to meet the demand of the local community by including the child care facility, but felt that at the time the request for any variance regarding the facility and its proximity to setback lines was premature. Board Member Carroll referenced the need to include that space in reference to water and sewer usage, and Attorney Ferradino indicated that perhaps the facility should be labeled as a Phase II project to be built as the second part of the project but would need to be addressed during the project's environmental review. Chairman Brutsch asked if the space itself was not to be a child care facility, what would the space be. Mr. Young indicated it could potentially be additional residential spaces and would change the footprint of the building itself by having it placed farther from Tilden Road than it currently appears on the presented maps. Mr. Young and Mr. Goldstein, the Architect on the project, indicated that reconfiguration of the residential units would occur if the child care facility was removed. Mr. Goldstein presented on the specifications and renderings of the proposed building and how it relates to the Town of New Lebanon's Comprehensive plan. Upon reviewing the renderings, Board Member Carroll asked for details regarding the roof coverings of the breezeway in the renderings. Mr. Goldstein clarified it would be a gable type roof. Discussion of the project then turned to number of bedrooms contained within the 41 proposed units, and Mr. Young confirmed a total

of 82 bedrooms. Board Member Carroll asked if there were any enforceable occupancy limits, and opened the discussion regarding parking concerns, as by calculations spaces for 164 cars would be needed. Mr. Young indicated that the plans proposed would support sufficient number of spaces to support tenants with more than one vehicle. Chairman Brutsch advised the applicant that designation of tenant parking, tenant guest parking and grocery parking on a site plan would be helpful to the Board. Board Member Carroll encouraged the applicant to seek a similar style development project in a similar demographic area to see the approximate number of cars for tenants that were contained within that development. Chairman Brutsch indicated that the presented design had morphed since the last proposed sketch was provided and that the sketches themselves were not indicative of the scale of the building. A request to include renderings to demonstrate the scale was requested. Length of the proposed building was brought up, with exterior walls measuring approximately 150-170 feet +/- with no breakup of the facades. More consideration to materials, coloring, roofing and building materials were requested to be taken into consideration as well. Questions regarding location of loading dock and accessibility to different types of trucks were also raised. Mr. Young indicated the proposed dock bay was of similar design to Guido's Market, located in neighboring Lenox, MA. Chairman Brutsch inquired if the Code Enforcement Officer for the Town and the Fire Company had been contacted about the project. The local Fire Company had been contacted and Mr. Goldstein indicated that no issues with height of the building and was advised that access was needed all around the building. The proposed building would be fully sprinklered and a 30,000-gallon underground water tank would be accessible in case of emergency. Mr. Goldstein indicated the exterior of the building would not be wood siding and roofing to be a more cost-effective alternative to a metal roof. Chairman Brutsch then inquired if a turning radius for tractor trailers had been designed/evaluated. Mr. Becker, Lead Engineer, indicated that turning radii testing had been conducted for parking and that additional study would be include Tilden Road for the docking area. Heating and cooling were indicated to be all electric and each unit would contain its own thermostats. Board Member Carroll inquired where the mechanicals of these systems would be located – indications are on the exterior of the building (though not ideal) or in attic spaces above residential units. Board Member Hanna inquired as to location of any elevators – one elevator is provided, applicant noting that two elevators was prohibitive because of cost. Square footage of the units was also discussed and the impact funding has on the size of the units, ranging from 650 square feet to a maximum of 1,100 square feet. Conversation then turned to impact on the local school system. An estimated number of children was not available, but Mr. Young indicated that informal discussions with individuals from the school system, but more formal discussions would be commenced in the future pertaining to capacity to handle additional students. Conversation returned to parking – Board Member Carroll quoted the zoning code, which requires parking lots that contain more than 20 spots to have landscaped islands. Waste Management concerns were raised as to the location, screening, and frequency of emptying

dumpsters and if use of the dumpsters were solely for the grocery or for tenant use as well. Chairman Brutsch inquired of a generator would also be included in the project, its location and the type. Chairman Brutsch also inquired of the property was located in or adjacent to designated wetlands and the SEQR form received indicated it was. A revised SEQR form was requested in advance of the next meeting. Board Member Carroll inquired as to snow removal and electric charging stations. Board Member Hanna inquired if the market intended to do any butchering, and if so, would the property then require a separate septic for the grocery. At this time, Mr. Becker presented the particulars as relating to the engineering of the property including wastewater management, well water usage, water storage tanks, storm water management, septic, landscaping and other particulars. Mr. Young then presented the proposed studies his team anticipated in order to address the Board's concerns. Chairman Brutsch inquired if New York State Electric and Gas (NYSEG) had been contacted to ensure that they could support a building of this size on the electrical grid. Mr. Becker indicated they believed there was sufficient power at the site, but would initiate conversations with NYSEG for full confirmation. The Board indicated that a noise study, or a cohesive study of effects of noise pollution on neighbors would be encouraged as well. Mr. Young indicated that tenant policies, hours of operation for the market could be instituted in order to abate those concerns. Lighting was also addressed with proposed lighting meeting the recent code requirements. Members of the Board inquired if local seniors and other potential tenants had been approached, whether formally or informally as to interest in the proposed project. A suggestion was made that the applicant obtain the data from local seniors and families regarding their desire to move into the facility, including anecdotal interest in renting available units. Attorney Ferradino requested clarification as to what information the board was seeking. Board Member Carroll and Chairperson Brutsch replied that they would like to understand if the local population actually had an interest in moving into a facility such as the proposed project. Attorney Ferradino clarified that Housing and Community Renewal (HCR) regulations don't allow applicants to restrict to just local residents. Attorney Ferradino recommended that any proposed market study be geared towards specific concerns as to the effect on the community, rather than solely on speculative interest. The project's timeline was then discussed. An escrow request in the amount of \$15,000.00 was made on behalf of the Planning Board's consulting engineering firm, Laberge Engineering. The Board requested the following information to be provided for the next meeting: location of mechanicals, updated exterior schematics, overall scale of the building, parking island placement, breakdown of overall water system design and responses from applicable government agencies, discussion with the school district as to potential capacity, consultation with NYSEG regarding accommodating power requirements, well testing results, soil testing results including borings, and traffic study. Also required will be confirmation from all agencies who have an interest or will provide a permit or other approval for the project to confirm any approval in writing. An updated SEQR form was also requested from the applicant.

A motion was made by Chairman Brutsch to declare the Planning Board Lead agent and request the Planning Clerk to initiate coordinated review by circulating the application materials to the interested agencies. The motion was seconded by Board Member Muse and carried by the following vote:

Chairman Brutsch – Aye
Board Member Young – Recused
Board Member Muse – Aye
Board Member Carroll – Aye
Board Member Hanna – Aye
Board Member Segal – Recused

IV. Board Discussion

Chairman Brutsch discussed the recent board vacancy with letters of interest due by June 20th to the Town Clerk .

V. Adjournment

Motion to adjourn the meeting made at 9:12pm by Board Member Carroll and seconded by Board Member Hanna

Chairperson Brutsch Aye
Board Member Carroll Aye
Board Member Hanna Aye
Board Member Muse Aye
Board Member Segal Aye
Board Member Young Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk