



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON JUNE 3, 2025
ON A REQUEST MADE BY TILDEN PROJECT LLC (TM# 19.21-1-69)
FOR AN AREA VARIANCE**

Present: Anthony Murad, Zoning Board of Appeals Chairman
Ted Salem, Zoning Board of Appeals Member & Interim Chairman
Sharon Powers, Zoning Board of Appeals Member
Chuck Geraldi, Zoning Board of Appeals Member
Meghan Knoll, Zoning Board of Appeals Member

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

**LEGAL NOTICE
PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW LEBANON
COLUMBIA COUNTY**

NOTICE IS HEREBY GIVEN

This letter is to notify you that the New Lebanon Zoning Board of Appeals will be holding a Public Hearing on behalf of Tilden Project LLC who is an area variance for property located at 538 Route 20, New Lebanon, NY. The Public Hearing will take place on June 3, 2025 at 7:00PM at the New Lebanon Town Hall located at 14755 State Route 22, New Lebanon. Anyone wishing to speak will be given an opportunity to be heard. More information is available by contacting the Planning/Zoning Clerk at PZclerk@townofnewlebanon.com By: Courtney Potter
Planning/Zoning Clerk Town of New Lebanon, NY

Upon proof of publication having been furnished and abutter notification mailings verified, Interim Chairman Salem opened the public hearing on the above noted case at 7:02PM.

Project Applicant, Joshua Young, was asked to present the pertinent details regarding the project which is for a proposed mixed use building containing forty-one (41) residential units and commercial use building, including a grocery store, day care (Phase II), green space/park area, one hundred (100) parking spaces, for both tenants and public access to said commercial space. Mr. Young further detailed the proposed residential units as a mix of one, two- and three-bedroom living facilities. Members of the applicant's team, including Architect Ari Goldstein, Engineer Brendon Becker and State Funding Experts Mary Linke and Javier Gomez also spoke regarding the application. Ms. Linke and Mr. Gomez indicated that per State requirements, in order for the project to be considered for "affordable housing" funding, a total of 41 units would be required and that based on marketing research demand for these types of units was high for the municipality and surrounding municipalities. Mr. Young indicated that rents for said units would run from about \$900.00 per month and upwards. Each unit would contain around 700 square feet for a one bedroom, +/- 900 square feet for two-bedroom units, +/- 11-1200 square feet for a three-bedroom unit. Mr. Young also indicated that the exterior of the building would be



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designed to fit the neighboring properties and in the style of Shaker aesthetic. Engineer Becker provided the Board with specifics regarding water usage and drainage as well as septic and wastewater flow and where those items would be located. Additional environmental tests will be required through the course of the project. Engineer Becker indicated that a 72 hour well test would be forthcoming as per requirements by the Department of Health.

Interim Chairman Salem opened the public comments portion of the hearing at 7:22PM. Members of the public were invited to speak in regards to the project. Interim Chair Salem, together with Attorney Stephanie Ferradino assured members of the public that no decisions on this matter were to be made at this juncture, as environmental concerns would also need to be addressed by the Town of New Lebanon's Planning Board. Five members of the public spoke at the public hearing; comments were made as follows:

Peggy Brueckmann – spoke in regards to area usage. She indicated that the project seemed rather large for such a small area. Water usage for this project is a concern for many neighboring properties.

Amy Brueckmann – also spoke in regards to water usage. Water usage for many neighbors is already spotty at certain times and wanted to ensure notice of any water testing was provided in advance notice. She indicated having tenants in forty-one units would affect their daily lives, especially during the warmer months. Noise pollution from new tenants was also listed as a concern.

Bill Hayes – spoke also in regards to environmental factors and that the project seemed larger than what the town may need as well as lighting in the neighboring properties. Interim Chair Salem spoke to the lighting requirements previously passed and updated in the code and indicated that applicant would need to abide by those regulations.

Anna Duhon – spoke also in regards to environmental factors, traffic flow issues, and the change from “senior housing” as originally presented to “mixed-use and affordable housing.” As a neighbor, she indicated that parking in the front of said building would be preferable to provide for more green space.

Sena Larabee – spoke regarding noise pollution and traffic flow to said proposed building.

No additional public comments were supplied – Interim Chairman Salem indicated that the public hearing portion of this application would continue to following meetings.



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Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk