



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON JULY 1, 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, Amy Brueckmann, Bonnie Lichak, Anna Duhon, Elizabeth Brutsch, Joanne Amlaw

Upon proof of publication having been furnished and abutter notification mailings verified, the initial public hearing continued from the June 3, 2025 meeting.

Interim Chairman invited interested members of the public to continue speaking regarding the above application, following updates from Mr. Young regarding some changes that have been made following the prior meeting. Interim Chairman Salem again indicated that a final decision on this matter could not be made at this time, until the Town of New Lebanon Planning Board was able to make a determination regarding environmental factors through SEQR. Mr. Young indicated that the variance application before the Board does not include childcare, he is seeking only a variance approval for forty-one (41) residential units. The following comments were made:

Bonnie Lichak - Requested clarification as to the size of the grocery, as size varied from meeting to meeting. Mr. Young indicated that customer accessible portion of the building would be less than 10,000 square feet and the total size of the overall grocery would be closer to 11,500 square feet when including the portion of the grocery that is solely for employee use and loading dock location.

Mr. Young's business partner, Mr. Anthony Murad, attempted to clarify some confusion as the matter before the Board is in reference to the approval of forty-one (41) units versus the code compliant twenty-eight (28) units. Board Member Knoll indicated to members of the public in attendance that the Town of New Lebanon Planning Board has requested and will be completing a thorough review of the plans at their next monthly meeting, scheduled to occur July 16, 2025.

Anna Duhon – spoke to the board regarding fundability and feasibility of the project; she indicates that the funding source is attempting to dictate the size of the building and this request for said variance.

Amy Brueckmann - spoke as to the change regarding “senior” housing as previously and unofficially proposed versus affordable housing; if the Board required any bonding for future well issues, traffic issues. Interim Chair Salem deferred all environmental and traffic matters to the Planning Board. Ms. Brueckmann also inquired as to zoning stipulations in a neighboring town, which limits lot size to three (3) acres for a three to four family dwelling in a similar area.



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No additional public comments were supplied – Interim Chairman Salem indicated that the public hearing portion of this application would continue to the following meetings. A motion was made by Interim Chair Salem to discontinue the portion of public comment for this portion of the meeting and seconded by Board Member Knoll and carried to the following vote:

Interim Chair Salem – Aye
Board Member Powers – Aye
Board Member Gerald – Aye
Board Member Knoll - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk