



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
July 1, 2025**

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Present: Anthony Murad , Zoning Board of Appeals Chairperson  
Chuck Geraldi, 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, Joanne Amlaw, Margaret Brueckmann, Amy  
Brueckmann, Bonnie Lichak, Anna Duhon. Elizabeth Brutsch

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**I. Call to order:**

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

**II. Minutes review:**

Upon review of minutes from June 2025, a motion to amend the minutes to provide more details of the applicant's presentation was made by Board Member Geraldi and seconded by Board Member Knoll and carried to the following vote:

Interim Chairman Salem – Aye  
Board Member Powers – Aye  
Board Member Knoll – Aye  
Board Member Geraldi - Aye

**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.

Additional Board discussion continued after the discontinuance of public comment from the public hearing, which is still ongoing. Mr. Young presented the board a “Memorandum of Law”, the applicant defense to the five (5) standards to be examined by the Board. Initial discussion of the five standards ensued between the Board and the applicant. The applicant indicated that the nature of the project is in line with the newly enacted Comprehensive plan and they are seeking relief in the zoning code to allow for the additional square footage, which is limited to 5,000 square feet per housing unit. Board Members discussed their opinions as to substantiality and what effect on the community it would have should the application be approved – differing opinions were noted. Board Member Geraldi inquired as to the increase in the number of people from the original proposed total number of occupants to the increased forty-one unit and asked for a reasonable number of occupants to determine substantiality. Discussions also commenced on the functionality of the larger number of units, and would a project of this size be supported regarding water and septic. The applicants clarified that the determination of said factors is made by the state and determined by the number of bedrooms and not by



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the number of occupants. Feasible alternatives were then discussed, and applicants indicated that no feasible alternatives were available. Board Members discussed feasibility of alternative options – additional differing opinions were voiced by Board Members. The Adverse Impact section of the five factors was tabled for further discussion at a later date. Self-created hardship was then discussed.

**IV. Adjournment**

A motion was made by Board Member Geraldini 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 Geraldini – Aye  
Board Member Knoll – Aye  
Board Member Powers – Aye

Interim Chair Salem called the regular meeting to close at 8:25PM.

Respectfully submitted,

Courtney Potter  
Planning/Zoning Clerk