



**MINUTES OF A PUBLIC HEARING OF THE  
ZONING BOARD OF APPEALS OF  
THE TOWN OF NEW LEBANON HELD ON AUGUST 13, 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, Elizabeth Brutsch, Jim Carroll, Greg Hanna, Steve, Muse, Michael Crosby, David McGinness, Jeff Zimmerman, Bonnie Lichak, Amy Brueckmann, Don Fletcher, Jeremy Hughes, Stephanie Ferradino (Town Attorney), Joanne Amlaw, Javier Gomez, Brendon Becker, Susan Tipograph, Kari Murad, Alicia Legland (Applicant Attorney), Ari Goldstein, Anna Duhon, Herbert Teitelbaum

---

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 Salem 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 layout of which has changed due to recent state funding guidelines and in conjunction with New York State Housing and Community Renewal (HCR). The breakdown of units was amended to reflect 41 total units, of which 20 are one-bedroom units and 21 are two-bedroom units, of which 10 units are designated as senior housing units and reserved as such. The applicants also spoke to the factor of substantiality as it pertained to the area variance they are seeking; a potential land purchase was considered, but did not come to fruition. An updated letter of defense to the five factors was presented to the Board with a hard copy provided to the Zoning Clerk. The following public comments were made:

Kari Murad – Read aloud a letter of support from other local business owners and spoke to the positive impact said business owners felt this project would bring to the community at large.

Herbert Teitelbaum – Spoke in favor of the project, as to a positive impact on local businesses as well as additional tax benefits for the town.

Amy Brueckmann – spoke to concerns regarding fairness of the variance application process.

Melissa Francoeur – spoke to concerns regarding wastewater changes and potential flooding to other adjacent parcels.



**MINUTES OF A PUBLIC HEARING OF THE  
ZONING BOARD OF APPEALS OF  
THE TOWN OF NEW LEBANON HELD ON AUGUST 13, 2025  
ON A REQUEST MADE BY TILDEN PROJECT LLC (TM# 19.21-1-69)  
FOR AN AREA VARIANCE**

---

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. She indicates the size of the building feels “out of step.”

Matthew Fairbank – Expressed support for senior housing and market, however feels the scale of the project is not appropriate for the town. He expressed concern that a granting of this variance would set a precedent that would change the shape of the community in the negative.

No additional public comments were supplied – Interim Chairman Salem adjourned 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