



**Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
August 13, 2025**

Present: Anthony Murad , Zoning Board of Appeals Chairperson
Chuck Gerald, 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, 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

I. Call to order:

In a special joint session of the Zoning Board of Appeals and the Planning Board, Planning Board Chairperson Brutsch called the meeting to order at 7:00PM.

II. Minutes review:

Upon review of public hearing and regular meeting minutes from June 3, 2025 and July 1, 2025, a motion to approve the minutes made by Board Member Knoll and seconded by Board Member Powers and carried to the following vote:

Interim Chairman Salem – Aye
Board Member Powers – Aye
Board Member Knoll – Aye
Board Member Gerald - 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 and his team replied to the various public comments before the Board. 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. A request was made by the Board for a comparative study, showing a building/project of this size and the affect on the surrounding communities. The applicant indicated that should a case study of this size be available they would have presented it.



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The Board requested a comparative size be located and presented in advance of the next meeting, with the premise that the Board, at the September 2nd meeting would advise the applicant as to an indication on which way the Board may be leaning, as to a decision on the application.

IV. Adjournment

A motion was made by Chairperson Brutsch to close the special meeting, seconded by Board Member Carroll and the motion was carried by the following vote:

Interim Chair Salem – Aye
Board Member Geraldi – Aye
Board Member Knoll – Aye
Board Member Powers – Aye

Interim Chair Salem called the regular meeting to close at 9:48PM.

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk