



**Town of New Lebanon
Planning Board Special Meeting minutes – unapproved
August 13, 2025**

- Present:** Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Steve Muse, Planning Board Member
Michael Crosby, Planning Board Member
David McGinness, Alternate Planning Board Member
Jeff Zimmerman, Alternate Planning Board Member
- Absent:** Becky Segal, Planning Board Member (Recused)
- Others:** Ted Salem, Sharon Powers, Meghan Knoll, Chuck Geraldi, Anthony Murad, Bonnie Lichak, Amy Brueckmann, Don Fletcher, Jeremy Hughes, Stephanie Ferradino (Town Attorney), Joanne Amlaw, Javier Gomez, Brendon Becker, Susan Tipograph, Josh Young, Kari Murad, Alicia Legland (Attorney for Applicant), Ari Goldstein
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I. Call To Order

Chairperson Brutsch called the meeting to order at 7:01 PM.

II. Special Meeting of the Planning Board and the Zoning Board of Appeals in discussion regarding Tilden Commons LLC (PB-2025-015)

Applicant: Josh Young

The applicant was invited to present recent changes to the project regarding design, funding program changes, and engineering updates. The applicant indicated that the footprint of the building is now being readjusted to include 21 one-bedroom and 20 two-bedroom apartments, totaling 41 units or 61 total bedrooms. The applicant indicated that these changes reduce the size of the building and lowers resource usage, as well as producing a 25% reduction in any potential negative impacts to the community by reducing the number of individuals residing at the potential project. Mr. Becker presented additional updates to the engineering plans which indicated that the current and previously presented plans are based on 81 units (inclusive of the now defunct three-bedroom) units and are now considered oversized for the project. Discussion was had regarding how wastewater was treated using a stormwater infiltration method for percolation into the soils on site. Mr. Becker indicated that any overflow on the stormwater structure with tie into the catch basin. The applicant also indicated that the number of parking spaced had now been reduced to 118 spaces and the turning radius study had been completed per the Board's previous request. Additional updates were provided regarding water quality testing and well testing results, with iron needing to be provided to treat water and of the neighboring wells, one well was affected with a five (5) percent effect, which Mr. Becker indicated was a minor effect. The Hydrogeologist's final report is expected by the end of the following week for further evaluation. The applicant clarified that ten (10) units are now reserved to be considered "senior housing" with the remaining units priced to be "affordable" units.

Further discussion commenced regarding how the proposed project conforms to the Town of New Lebanon comprehensive plan and the overall design of the building, as some renderings seemingly show only one window per each apartment. The applicant clarified the discrepancies. The Town of New Lebanon's engineering team of Mr. Don Fletcher and Mr. Jeremy Hughes of Barton and Loguidice were invited to weigh in on the discussion. Mr. Fletcher indicated that they have conducted an initial review of the site plans and reports and have submitted a letter dated August 13th with their comments and/or concerns. The review itself covered approximately 17 documents submitted by the applicant including plans and reports. Mr. Fletcher indicated that there are still several areas of the design that need to be examined further, specifically water quantity and quality testing, setback requirements, consultation with the Department of Transportation with driveway construction, grading and utility connections, internal vehicular circulation and loading zones, location of drainage and stormwater systems based upon the Department of Environmental Conservation (DEC) standards. Chairperson Brutsch inquired if more recent traffic study information was available, as the report provided uses data from 2021 and 2022, shortly after the ending of the COVID-19 pandemic and the removal of quarantine mandates. Mr. Fletcher indicated that their traffic engineering team will verify if updated data is necessary. The current traffic study also includes weekday analysis only; The Board has requested the applicant submit an analysis that also includes weekends as well. Water Systems and Geotechnical systems were then discussed. Mr. Becker indicated that soil borings will be conducted to examine the soils on site and further testing of the drinking water is anticipated to show that water on the property is safe to be consumed. Septic tanks are to be used as the primary method of treatment of wastewater with an Orenco systems for secondary treatment with UV disinfection is also proposed. Originally, wastewater was planned to be discharged across the street from the subject parcel, however, infiltration in to the ground is being considered. The Board inquired as to the location of any wetlands surrounding the parcel. The applicant indicated that a draft aquatic resource report is available and no wetlands were initially found. Mr. Fletcher indicated that a partial jurisdictional determination is now required by the DEC due to updated wetland regulations effective for the year 2025. Chairperson Brutsch did mention community concerns regarding the impact of wastewater discharge and/or infiltration on the aquifer and any adjacent wetlands. The applicant and his team indicated that the propose system includes both primary and secondary treatment with disinfection, making it a robust system. The applicant indicated that the wastewater volume anticipated is around 11,000 gallons per day, which is at the higher end of the scale. As the applicant indicated, the reduction in the number of apartments could also reduce the flow overall and could potentially reduce the size of the infiltration system.

Board Member McGinness inquired as to the sprinkler system for the complex. Mr. Becker indicated that a 30,000-gallon tank will be built as part of the foundation under the building. The concrete tank is expected to last at least 50 years with maintenance and cleaning periodically anticipated. Discussion regarding generators was revisited by the Board and the applicant. The applicant indicated that the intent is for the proposed generator to provide backup power to essential systems (i.e. emergency lighting, fire alarm, sprinkler and elevator) and also including waste water. A whole-house generator was not economically feasible. Board Member McGinness inquired as to the solution for potential tenants who may require life-saving items (i.e. oxygen or other medical equipment); Mr. Goldstein indicated that dedicated receptacles could be included in the overall design in each unit.

Discussion regarding the retail space commenced with the applicant indicated that there is no current intent for food service in the retail space. If food service is added at a later date, an under-sink grease trap will be installed. Mr. Becker indicated that the proposed Orenco system may be kept oversized in order to handle additional biochemical oxygen demand (BOD) from sources like brewed coffee. Mr. Young indicated that the overall plan for the grocery is to be more like a local Hannaford market, than a Guido's. The grocery will over fresh produce, meats, a bakery section, dry goods, paper towels, pet foods and gallons. Chairperson Brutsch inquired

if a pharmaceutical aspect was ever considered. Mr. Young indicated that no, it was not considered as it would not be conducive to a successful business plan. He indicated that it is difficult to complete with vertically integrated companies like CVS and Walgreens. Chairperson Brutsch inquired as to the number of proposed employees with Mr. Young indicated was to employ approximately 25-30 employees, with above minimum wage earnings and to eventually offer health insurance and other benefits, as the grocery grows.

Discussion then commenced regarding the potential negative and positive aspects of the project both economically and community-wise. Mr. Young and Mr. Goldstein both indicated that the top priority for most community members was a supermarket. Chairperson Brutsch indicated that it would be helpful for both the Planning Board and Zoning Boards to have a case study regarding this type of project and it's effect on the local communities. The Boards appreciate that this is a special case, and there is no exact case study for this, but something of a similar size would be helpful to evaluate the potential negative and positive aspects of the project, in order to be fully informed.

Additional comments were included as to the design of the building and the overall location of certain items, such as dumpsters, bike racks, storage facilities for tenants, etc., many of which will still require more design review and discussion. Discussion then turned to financing and rent amounts, which Mr. Young indicated that rents are fixed to the unit size. The number of household members and income determine the eligibility for a unit, but do not change the rent. Maximum occupancy numbers were provided to the Board; a two-bedroom unit can house a maximum of three people and a one-bedroom unit can house a maximum of two people. If a family's size grows beyond the permissible limit, it could lead to eviction proceedings. A question was posed to the applicant if a PILOT was being pursued. The applicants indicated they do not want to do a pilot, but per Mr. Gomez would still most likely pursue a PILOT, and informal talks with the Town of New Lebanon assessor were beginning. It is anticipated that the applicants would be paying around \$40,000.00 - \$70,000.00 per year, which does not include the retail portion, which would then pay an additional \$10,000.00 - \$14,000.00 per year.

Parking discussion then recommenced with the Board concerned about the adequacy of parking. A proposal of reserved parking for tenants was proposed. Mr. Young indicated that he would prefer to steer away from reserved parking in order to allow for more flexibility. Overflow parking was also discussed. Mr. Young indicated that surrounding local businesses supported this venture and would allow any overflow parking to occur at their businesses, should the need arise. The Planning Board directed the applicant to provide signed documentation from local business owners.

The Board requested updated SEQRA Part 1 Forms, response to the Barton and Loguidice letter, and Barton and Loguidice will be looking into parking requirements per the zoning code and compare to other local municipalities of similar sizes. The Board is requesting the final well water report. Additional details regarding the dumpsters and generator enclosure showing the overall size and dimensions were requested for the next meeting.

Respectfully submitted,

Courtney Potter
Planning Board Clerk