



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON SEPTEMBER 2, 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 Gerald, Zoning Board of Appeals Member
Meghan Knoll, Zoning Board of Appeals Member

Others Present: Joshua Young, Elizabeth Brutsch, Bonnie Lichak, Amy Brueckmann, Stephanie Ferradino (Town Attorney), Joanne Amlaw, Peg Munves, Alicia Legland (Applicant Attorney), Anna Duhon, Melissa Franceour, Bob Gilson

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:

Amy Brueckmann – spoke to concerns regarding right of ways, pedestrian access and ADA compliance. She expressed concerns regarding size of the project as the discussions have mainly focused solely on the housing aspect and expressed concerns regarding future variance applications and potential conflicts of interest. Interim Chair Salem indicated that each application is evaluated individually based upon its own merits.

Anna Duhon – spoke regarding concerns of outdoor greenspace for tenants as it pertains to lot size and if the Zoning Code speaks to any requirements. She again spoke to concerns regarding the scale of the project on the proposed lot.

Bob Gilson – spoke to and acknowledged the applicants attempts to alleviate the need for public housing, but has concerns about the size of the project itself and it's location to public roads. He expressed additional concerns regarding environmental factors (water, wastewater, septic, floods, electrical outage) and referenced other natural disasters that have occurred in other states in 2025. Mr. Gilson also spoke to lack of easy access to outdoor facilities for children, referencing having



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to cross Route 20 to access the Town of New Lebanon Community Center. He also raised concerns regarding impacts to the New Lebanon School District.

No additional public comments were supplied.

Board discussion then turned to whether the public hearing portion of the Public Hearing should be closed, with Board Member Geraldini stating his discomfort in doing so. The Board declared that should the public hearing need to be reopened, the Board would gladly do so as needed.

Board Member Powers made a motion to close the public hearing. Said motion was seconded by Board Member Knoll and carried to the following vote:

Interim Chair Salem – Aye
Board Member Powers – Aye
Board Member Geraldini – Nay
Board Member Knoll - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk