



**Town of New Lebanon  
Planning Board of Minutes – unapproved  
November 19, 2025**

---

---

**Present:** Elizabeth Brutsch, Planning Board Chairperson  
Jim Carroll, Planning Board Member  
Becky Segal, Planning Board Member  
Joshua Young, Planning Board Member  
Greg Hanna, Planning Board Member  
Michael Crosby, Planning Board Member  
David McGinness, Alternate Planning Board Member  
Jeff Zimmerman, Alternate Planning Board Member

**Absent:** Steve Muse, Planning Board Member

**Others:** Ted Salem, Amy Brueckman, Stephanie Ferradino (Town Attorney), Lukas Coons, Conrad Coons, Stephen Greczyn, Alica Legland, Louis Godfroy, Bonnie Lichak, Michael Brutsch, Joel Priest

---

**I. Call To Order**

Chairperson Brutsch called the meeting to order at 7:02 PM.

**II. Approval of Minutes**

A motion to approve the Public Hearing Meeting Minutes dated October 15, 2025 and October 15, 2025 Regular Meeting Minutes was made by Board Member Segal and seconded by Board Member Crosby and carried by the following vote:

Chairperson Brutsch – Aye  
Board Member Carroll – Aye  
Board Member Hanna – Aye  
Board Member Muse – Absent  
Board Member Crosby – Aye  
Board Member Young – Aye  
Board Member Segal – Aye

**III. Regular Meeting**

**Case No. PB-2025 – Greczyn Brothers Appliance – Sketch Plan Conference – TM #8.-1-40**

Applicant(s): Stephen Greczyn

Prior to review of the application, Alternate Planning Board Zimmerman stated he would be sitting to hear this application in the absence of Planning Board member Muse. Mr. Greczyn was invited by the Board to present his application to the Board. Mr. Greczyn presented the

Board his proposed application, which is seeking to establish a base of operations for his current home-based business in Nassau and to primarily be a storage facility for appliance parts. Mr. Greczyn indicated that there would be one technician on-site at all times, acting as the call center/dispatcher for technicians. The Board inquired if repairs would be completed at this location to which Mr. Greczyn indicated they would not be as the location did not contain 220-volt outlets. The Board also inquired if building alterations would be completed. Mr. Greczyn stated that other than minor interior updates (patching a hole in the wall from where Post Office Boxes were located and paint) no other major updates would occur. The Board inquired about parking spaces available at the location. Per the agreement between Mr. Greczyn and Fidium (the owner of the property, from whom the applicant is leasing space), eight (8) parking spaces would be available for their use, including handicap spaces. Mr. Greczyn also indicated that no vehicles would be left overnight and no other vehicles would be stored on site. The Board also inquired as to how waste would be handled, especially regarding any coolant. Mr. Greczyn indicated that they were intending to use the existing dumpster on the location, per his agreement with Fidium, and the potential for a separate container for recycling. No coolant or old appliances would be stored or disposed of at the location. As Mr. Greczyn explained, each technician carries refrigerants on their individual trucks and said containers are returned to the supplier for recycling when empty. Chairperson Brutsch reviewed the requirement of site plan review with the applicants and advised that revisions to the map would be needed prior to the next scheduled meeting. At this time, Mr. Greczyn requested the Board to consider this meeting the sketch plan conference and preliminary review and move the application forward to a public hearing at the next regularly scheduled Planning Board meeting. A motion was made to approve the applicants request by Alternate Board Member Zimmermann and seconded by Board Member Segal and carried by the following vote:

Chairperson Brutsch – Aye  
Board Member Carroll – Aye  
Board Member Hanna – Aye  
Board Member Muse – Absent  
Board Member Crosby – Aye  
Board Member Young – Aye  
Board Member Segal – Aye  
Alternate Board Member Zimmerman - Aye

**Case No. PB-2025 – Godfroy – Sketch Plan Conference – TM# 19.-1-29.4**

Applicant(s): Louis E. Godfroy IV

Prior to review of the application, Alternate Planning Board Zimmerman stated he would be sitting to hear this application in the absence of Planning Board member Muse. Mr. Godfroy was asked to present his application to the Board. Mr. Godfroy stated he was seeing to start a home-based business of storing dumpsters, between eight (8) to thirty (30) yards in size, for rental purposes. Board Member Carroll inquired if he would also be storing the roll-off truck at the location, to which Mr. Godfroy indicated he would be. Board Member Carroll inquired as to the size of said truck, to which Mr. Godfroy advised it would be the size approximately of a flatbed tow truck, said truck to be fueled and serviced offsite. Board Member Carroll began the conversation regarding screening; as to how the area for dumpsters and truck would be screened. Mr. Godfroy pointed out to the Board on the provided map the pre-existing trees/shrubs and other natural screening. Board Member Hanna inquired if there was sufficient sightlines to see oncoming traffic upon exiting the driveway. Mr. Godfroy indicated that yes, there was plenty of visibility upon exiting the

driveway. Chairperson Brutsch inquired as to the frequency of trucks entering/exiting the property. Mr. Godfroy indicated he was unsure as it depends on length of rental. Board Member Carroll inquired of maintenance of the dumpsters would occur at the site, to which Mr. Godfroy also stated that any maintenance would occur at another location and that the dumpsters would be used primarily for construction companies and house clean out projects. No hazardous waste would be permitted in these dumpsters. Mr. Godfroy made a request for combination of preliminary hearing and sketch plan conference and move to a public hearing at the next regularly scheduled Planning Board meeting. Chairperson Brutsch also reminded Mr. Godfroy the requirements under site plan review and requested map updates. A motion was made by Board Member Young to approve the applicants request and said motion was seconded by Alternate Board Member Zimmerman and carried by the following vote:

Chairperson Brutsch – Aye  
Board Member Carroll – Aye  
Board Member Hanna – Aye  
Board Member Muse – Absent  
Board Member Crosby – Aye  
Board Member Young – Aye  
Board Member Segal – Aye  
Alternate Board Member Zimmerman - Aye

**Case No. PB-2025-019 – Priest – Special Permit – TM# 19.1-1-2**

Applicant(s): Joel Priest

Prior to review of the application, Alternate Planning Board McGinness stated he would be sitting to hear this application in the absence of Planning Board member Muse. Mr. Priest was invited by the Board to present his application. Mr. Priest is seeking a special permit for a short-term rental located at 37 Mill Road, which is a 1200 square foot residence with the intent to disallow access to the second floor thereby only allowing a maximum of one to two persons per reservation. Mr. Priest indicated that the minimum allowable stay per reservation would be four days, to help deter shorter stay rentals. Chairperson Brutsch inquired if the County short term rental number had been obtained, which Mr. Priest confirmed he had received. Alternate Board Member McGinness inquired if Mr. Priest was local as required per the code; Mr. Priest confirmed that he is a local member of the community and located with the twenty-mile radius as required. Alternate Board member McGinness inquired how the second-floor access would be sealed off from access by renters; Mr. Priest indicated the house was built in the 1843 and a door with a lock is located within the residence to segregate the second floor, which would remain locked. No additional questions were raised by the board at this time. Board Member Segal made a motion to accept the meeting as both sketch plan conference and preliminary and send this application to a public hearing at the next regularly scheduled Planning Board meeting; said motion was seconded by Board Member Carroll and carried by the following vote:

Chairperson Brutsch – Aye  
Board Member Carroll – Aye  
Board Member Hanna – Aye  
Board Member Muse – Absent  
Board Member Crosby – Aye  
Board Member Young – Aye  
Board Member Segal – Aye  
Alternate Board Member McGinness - Aye

**Case No. PB-2025-014 – Coons – Site Plan Review – TM# 19.2-1-88**

Applicant(s): Lukas Coons

Prior to review of the application, Alternate Planning Board McGinness stated he would be sitting to hear this application in the absence of Planning Board member Muse. Alternate Board Member McGinness opened discussion regarding when the installation of new units would begin; Mr. Coons indicated that the intent was to build and complete each unit in the Spring or Summer of 2026. Chairperson Brutsch stated that her notes from previous discussion about this application indicated that a new landscaping plan and updates to the application were necessary. The Clerk indicated that the application has been updated and a hardcopy of the landscaping plan is in hand. Mr. Coons inquired if the mockup sign (which is intending to replace the current, existing sign) had been received by the Clerk which she confirmed had not been received. Chairperson Brutsch inquired if the Board had any further comment or questions, which no further comments or questions were presented. Board Member Segal made a motion to send the application to a Public Hearing at the next regularly scheduled Planning Board meeting with said motion be seconded by Alternate Board Member McGinness and carried by the following vote:

Chairperson Brutsch – Aye  
Board Member Carroll – Aye  
Board Member Hanna – Aye  
Board Member Muse – Absent  
Board Member Crosby – Aye  
Board Member Young – Aye  
Board Member Segal – Aye  
Alternate Board Member McGinness – Aye

Town Attorney Ferradino did remind the applicants that Site Plan Review approval is good for a year, and reminded the applicants should an extension be needed, they would need to appear before the board once more. The Clerk also inquired if the landscaping map that had been received would be sufficient, as the original map received only contained one storage unit. At the advice of counsel, the Board requested an updated landscaping map to reflect the accuracy of buildings and landscaping be provided for the next meeting.

**Case No. PB-2025-015 – Tilden Project LLC – Site Plan Review/Special Permit – TM# 19.2-1-69**

Applicant(s): Joshua Young

Prior to review of the application, Board members Segal and Young recused and stepped down from the dais. Mr. Young started the conversation with the Board regarding the proposed timeline and updates to his application. Pursuant to the Board requests from the September and October board meetings, Mr. Young wants to ensure both he and the Board are on the same page as relating to any additional requests for forthcoming submissions so as to streamline the process. Mr. Young indicated that he anticipated having some minor updates to the architectural and engineering plans, and updated stormwater plan, a finalized draft drinking water quality report, and a new traffic study, which was conducted by Creighton Manning. Chairperson Brutsch inquired if any feedback relating to the traffic study has been received by the applicant from Barton and Longudice; Mr. Young indicated that initial feedback from Chris Bertram (Town Engineer) stated that the study itself looked acceptable. Mr. Young indicated that permit applications have been submitted to the Department of Transportation (DOT), Department of Environmental

Conservation (DEC) and Department of Health (DOH), which he indicated are all under active review. Mr. Young believes a comment letter from Sean Howard at DOH would be forthcoming for the December board meeting. He also indicated that a phone call is scheduled with Andy Malcom at DEC in a few days, but was unsure of if anything in writing would be provided at that time. Alternate Board Member McGinness inquired as to the results of the saturation testing which was conducted on the site. Mr. Young indicated that in the December submission, the Board will see that the wastewater treatment units have been relocated to the rear of the property. Alternate Board Member Zimmerman inquired as to why it was relocated and if it related to the results of the saturation testing. Alternate Board Member McGinness then inquired if any changes to the building would occur due to this change, to which Mr. Young indicated no changes would be made. Board Member Crosby stated that he believed the deep well testing indicated that water drainage occurred to the north of the property towards the railroad track located to the rear.

Chairperson Brutsch advised Mr. Young that she is in receipt of his question regarding the escrow deposit and would confer with Mr. Bertram to see what his estimated review cost would be and provide him a proposal. Further discussion continued regarding replacement of Ms. Ferradino and how the change would affect this application. Mr. Young inquired if the proposed December submission was agreeable if SEQR part II could be discussed as part of the December board meeting. Chairperson Brutsch indicated that discussion pertaining to SEQR part II could be started in the December meeting, but reminded the applicant that before the Board can make a determination regarding SEQR, a Public Hearing would need to take place. She advised that given the excitement surrounding this application, a Public Hearing held between the December Planning Board Meeting and the January Planning Board Meeting (pending the December submission) could be tentatively penciled into the calendar. The Board and the applicant were agreeable to this path. Ms. Ferradino advised the Board that the application must be complete before a determination can be officially made, but a discussion pertaining to the questionnaire could certainly commence at this juncture.

#### **IV. Adjournment**

Motion to adjourn the meeting made at 8:04PM by Alternate Board Member McGinness and seconded by Board Member Carroll and approved by the following vote:

Chairperson Brutsch – Aye  
Board Member Carroll – Aye  
Board Member Hanna – Aye  
Board Member Muse – Absent  
Board Member Crosby – Aye  
Board Member Young – Aye  
Board Member Segal – Absent  
Alternate Board Member Zimmerman – Aye  
Alternate Board Member McGinness - Aye

Respectfully submitted,

Courtney Potter  
Planning/Zoning Clerk