



**Town of New Lebanon
Planning Board of Minutes – unapproved
December 18, 2025**

Present: Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Steve Muse, Planning Board Member
Becky Segal, Planning Board Member
Joshua Young, Planning Board Member
Michael Crosby, Planning Board Member (Late Arrival)
Jeff Zimmerman, Alternate Planning Board Member

Absent: Greg Hanna, Planning Board Member
David McGinness, Alternate Planning Board Member

Others: Chris Bertram, Fred Haley, Theresa Cipollari, Amy Brueckman, Bonnie Lichak, Peg Munves, Stephanie Ferradino (Town Attorney), Stephen Greczyn, Lucas Coons, Conrad Coons, Joel Priest, Louis Godfroy, IV, Ted Salem, Tony Murad, Brendan Becker

I. Call To Order

Chairperson Brutsch called the meeting to order at 7:15 PM.

II. Approval of Minutes

A motion to approve the November 19, 2025 Regular Meeting Minutes, with one amendment was made by Board Member Segal and seconded by Board Member Carroll and carried by the following vote:

Chairperson Brutsch – Aye
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
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

Upon conclusion of the public hearing, the Board reviewed the application file and posed further additional questions to the applicant. Board Member Carroll inquired as to who is

responsible for seasonal maintenance. Mr. Greczyn indicated that the owner's property manager is responsible for all seasonal maintenance (lawn mowing, raking, snow removal, etc.) No further questions were posed to the applicant. Prior to the draft decision being read, an amendment to said decision (name change) was pointed out to be corrected prior to filing with the Town Clerk. Board Member Carroll read aloud the draft decision document and made a motion to approve the decision. Chairperson Brutsch further amended the draft decision to include a final site inspection to be scheduled with the Zoning Enforcement Officer (ZEO) for issuance of a temporary or final Certificate of Occupancy. Said motion was seconded by Board Member Segal and carried to the following vote:

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

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

Applicant(s): Louis E. Godfroy IV

Upon conclusion of the public hearing, the Board reviewed the application file and posed further additional questions to the applicant. Mr. Godfroy was asked to present a few changes made to the map as requested by the Board. Mr. Godfroy presented the revisions to the Board, including ingress & egress, screening, dumpster locations, directionals and map name. No further questions were posed to the applicant. Prior to the draft decision being read, an amendment to said decision (map name) was pointed out to be included prior to filing with the Town Clerk. Alternate Board Member Zimmerman read aloud the draft decision document and made a motion to approve the decision. Chairperson Brutsch further amended the draft decision to include a final site inspection to be scheduled with the Zoning Enforcement Officer (ZEO) for issuance of a temporary or final Certificate of Occupancy. Said motion was seconded by Board Member Segal and carried to the following vote:

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

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

Applicant(s): Joel Priest

Upon conclusion of the public hearing, the Board reviewed the application file and posed further additional questions to the applicant. Mr. Priest was invited to present the application updates to the Board. Mr. Priest indicated he provided the County Registration Number obtained as well as

the list of emergency contacts as required by the Town Code. No further questions were posed to the applicant. Prior to the draft decision being made, an amendment to said decision (address of the subject property) was pointed out to be corrected prior to filing with the Town Clerk. Board Member Segal also inquired if an outdoor firepit was available and if the maximum occupancy would be two (2) people, to which Mr. Priest confirmed there would be no firepit and the maximum occupancy she stated was correct. Chairperson Brutsch further amended the draft decision to include the map name. Board Member Segal read aloud the draft decision document and made a motion to approve the decision. Further amendments to the decision document, subsection "L" was also made. Said motion was seconded by Board Member Carroll and carried to the following vote:

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

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

Applicant(s): Lukas Coons

Upon conclusion of the public hearing, the Board reviewed the application file and posed no further additional questions to the applicant. Mr. Coons did present updated landscaping maps to the Board. Chairperson Brutsch read aloud the draft decision document and made a motion to approve the decision. Said motion was seconded by Board Member Muse and carried to the following vote:

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

Case No. PB-2025-026 – Weber – Lot Line Adjustment – TM# 27.-1-31.200 & 27.-1-31.111

Applicant(s): Robert W. Weber, Jr.

Prior to the commencement of conversation regarding this application, Chairperson Brutsch disclosed her association with the application, that being a neighbor and assistant in being an animal care giver with Mr. Weber and that she has no stake of any sort in the outcome of this application. At this time, Mr. Haley was given the opportunity to present the application to the Board. Mr. Haley indicated that when the property was surveyed, it was discovered that the property line ran through the existing house. Chairperson Brutsch acknowledged receipt of an authorization letter from Mr. Weber which allows Mr. Haley to speak on his behalf. Mr. Haley also indicated that Mr. Weber completed the short form SEQRA form, and indicated that he hoped the

Board recognizes that this is a Type II, negative declaration action. Mr. Haley also indicated that no new tax parcels would be created with this action. Following this discussion, Board Member Carroll made a motion to waive the Public Hearing Requirement. Said motion was seconded by Alternate Board Member Zimmerman and carried to the following vote:

Chairperson Brutsch – Abstained
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Young – Aye
Board Member Segal – Aye
Alt. Board Member Zimmerman – Aye

At this time, Board Member Segal read aloud the draft decision document and made a motion to approve the application. Said motion was seconded by Board Member Crosby and carried to the following vote:

Chairperson Brutsch – Abstained
Board Member Carroll – Aye
Board Member Hanna – Absent
Board Member Muse – Aye
Board Member Crosby – Aye
Board Member Young – Aye
Board Member Segal – Aye
Alt. Board Member Zimmerman – Aye

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.

After recusals, the Applicant was invited to present any further updates to the applicants proposed architectural drawings, with the update addressing traffic, parking, water, wastewater and stormwater and landscaping. Mr. Young indicated that a traffic impact study was completed and the proposed curb cuts were modified. He also indicated that correspondence was received from the Department of Transportation (“DOT”) indicating that proposed cuts would be approved. Mr. Young indicated that stormwater designs were updated following the infiltration testing, with a spring infiltration test to follow. Chairperson Brutsch also addressed concerns regarding traffic on Tilden Road, with the disapproval letter from Highway Superintendent Peter McCagg. Mr. Young indicated that he would gladly speak with Mr. McCagg regarding the concerns and address those matters. Board Member Carroll indicated that he had reviewed SEQRA Part 1 and pointed out some questions under the Part 1 that should be updated to provide more accuracy, as pursuant to the SEQRA guidance. Concerns regarding the loading dock was also discussed, with Chairperson Brutsch inquiring if rotating the dock would be feasible. Mr. Young indicated that they would look into that, so that the dock in question would be in alignment with Mr. McCagg’s approval in conjunction with DOT approvals. Chairperson Brutsch also recommended Mr. Young revisit the site plan with Fire Chief Houghtling, now that the proposed drawings were somewhat finalized, to ensure accessibility and safety. Board Member Crosby indicated some concern as to water

runoff/drainage as he believes any runoff will be directed to the north of the property, which drainage to occur at the culvert located at the end of Lovers Lane and Route 20. Chris Betram, Town Engineer, indicated that this concern can be addressed during spring infiltration testing. Chairperson Brutsch indicated that should landscaping plans be available, they would be reviewed at the January meeting of the Planning Board.

At this juncture the Board moved to a review of SEQRA Part 2. The questionnaire was reviewed and all questions answered so that both the Board and Applicant could address any and all questions as to major vs. minor items of concern. A determination on SEQRA Part 2 was not made at this time. Chairperson Brutsch indicated that an amendment to the Escrow Agreement requesting an additional \$10,000 in order for Town Engineering Firm, Barton and Loguidice, to continue review of the project was forthcoming.

Board Member Zimmermann inquired if the concerns regarding the school district accepting new students was part of public record. Chairperson Brutsch indicated that while nothing formal has been provided, her attendance at School Board meetings in addition to multiple public comments regarding the school district concerns had been entered into the record. Board Member Carroll indicated that there were online resources to be viewed as well that would indicate student to teacher ratios, classroom numbers, etc.

Board Member Carroll inquired if a Public Hearing would be further discussed. Chairperson Brutsch indicated that she would like to receive more feedback on some of the lingering issues still outstanding, before a Public Hearing would be called.

IV. Adjournment

Chairperson Brutsch took a moment to thank Ms. Ferradino for her years of service to the Board. Motion to adjourn the meeting made at 10:07PM by Alternate Board Member Zimmermann and seconded by Board Member Carroll and approved by the following vote:

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

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk