



**Town of New Lebanon
Planning Board Public Hearing 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

A. Case No. PB-2025-024 – Greczyn Brothers Appliance Repair & Services LLC – Change of Use & Special Permit – TM# 8.-1-40

Property Owner: Fidium
Applicant(s): Stephen Greczyn

**LEGAL NOTICE
PUBLIC HEARING
PLANNING BOARD
TOWN OF NEW LEBANON**

NOTICE IS HEREBY GIVEN This letter is to notify you that the New Lebanon Planning Board will be holding a Public Hearing on behalf of Greczyn Brothers Appliance Repair & Service LLC for site plan review & special permit for establishment of base operations located 1533 US Route 20, New Lebanon, NY. The Public Hearing will take place on December 18, 2025 at 7:00 at the New Lebanon Town Hall located at 14755 State Route 22 Road, New Lebanon. Anyone wishing to speak will be given an opportunity to be heard. More information is available by contacting the Planning/Zoning Clerk at PZclerk@townofnewlebanon.com **By: Courtney Potter Planning/Zoning Clerk Town of New Lebanon, NY**

Upon proof of publication having been furnished and abutter notification mailings verified, a motion to open the Public Hearing was made at 7:16 by Board Member Segal and seconded by Board Member Muse and carried to vote as follows:

Chairperson Brutsch	Aye
Board Member Young	Aye
Board Member Carroll	Aye
Board Member Hanna	Absent
Board Member Segal	Aye

Board Member Muse Aye
Board Member Crosby Aye
Alt. Board Member Zimmerman Aye

Members of the public were invited to speak in support or opposition to the proposed application. Ms. Theresa Cipollari spoke to obtain clarification of the project and to ensure that the applicant be considerate of surrounding neighbors and wants to ensure that older appliances are not stored on site or within the vicinity of other properties. No further comments from the public were made and no written or emailed comments were received from the public.

A motion was made by Board Member Carroll to close the public hearing at 7:18PM and seconded by Board Member Segal and carried by the following vote.

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

Respectfully submitted,

Courtney Potter
Planning Board Clerk