



PZ Clerk <pzclerk@townofnewlebanonny.gov>

Fwd: Questionsand comments regarding Tilden

1 message

Elizabeth Brutsch <nlpb.brutsch@gmail.com>

Sat, Mar 14, 2026 at 2:20 PM

To: PZ Clerk <pzclerk@townofnewlebanon.com>

Cc: Jim Carroll <nlpb.carroll@gmail.com>, Lebanon Muse <nlpb.muse@gmail.com>, Greg Hanna <nlpb.hanna@gmail.com>, Joshua Young <nlebbp1@gmail.com>, Becky Segal <nlebbp2@gmail.com>, Michael Crosby <nlebbp3@gmail.com>, David McGinness <nlebbpalt1@gmail.com>, Jeff Zimmerman <nlebbpalt2@gmail.com>

Please see the comment below as requested by the author.

Best,
Elizabeth

Planning Board Chairperson
Town of New Lebanon

----- Forwarded message -----

From: **Craig Skerkis** <[REDACTED]>
Date: Fri, Mar 13, 2026 at 6:56 AM
Subject: Questionsand comments regarding Tilden
To: <nlpb.brutsch@gmail.com>

Good morning,

Please share this with the members of the board. I realize this matter has been decided by our ethics committee, but I'm still hearing a great deal of comments from the taxpayers regarding the optics .

The second concern is most important. Any feedback you can provide would be helpful.

I would like to speak briefly about the proposed subsidized development project currently under discussion and the broader concerns many residents have expressed regarding transparency, governance, and public confidence in the process.

First, I want to acknowledge that recusal rules exist under New York law to prevent conflicts of interest. However, when individuals who are part of a governing body are also involved with an application before a town board—even if they are technically recused—it can create a perception among the public that influence still exists within the decision-making body.

Whether or not this situation meets the legal threshold of a conflict of interest, the appearance of influence can erode public trust. Residents deserve confidence that

decisions affecting our community are being evaluated independently, objectively, and solely on the merits of the application.

Second, many residents are struggling to understand the full scope of the financial structure behind this project. Questions have been raised about ownership arrangements, developer fees, and long-term financial interests associated with the development. These are reasonable questions when taxpayer-supported or subsidized projects are proposed in a small community like ours.

Transparency in these matters is essential. When the public clearly understands who benefits, how the project is structured, and what the long-term impacts will be, it strengthens confidence in the outcome—whatever that outcome may be.

Third, there have been ongoing concerns about whether the site itself can realistically support the project being proposed, particularly with regard to infrastructure such as water and sewer capacity. Before the town advances further discussions, residents would benefit from clear, documented engineering analysis addressing these issues.

Finally, I want to emphasize that the concerns being raised by residents are not about opposing progress or housing solutions. Rather, they are about ensuring that decisions are made carefully, transparently, and in a way that protects both taxpayers and the long-term character of our town.

When projects move forward without thorough scrutiny or when questions are dismissed rather than addressed, it only deepens division in the community.

What residents are asking for is simple:

Clear answers.

Transparent processes.

And decisions that are made in the open, with full accountability to the public.

Thank you and I look forward to your comments.

VR

4/13/26, 7:27 PM

Town of New Lebanon Mail - Fwd: Questions and comments regarding Tilden

Craig Skerkis

Sent from Yahoo Mail for iPhone