

**MINUTES OF THE SPECIAL MEETING OF
THE TOWN BOARD OF THE TOWN OF NEW LEBANON &
COMPREHENSIVE PLAN REWRITE COMMITTEE
ROOM ENOUGH FOR BOTH PRESENTATION
HELD ON MARCH 26, 2026**

Present: Tistrya Houghtling, Supervisor
Joanne Amlaw, Councilmember
Chris Patterson, Councilmember
Steve Powers, Councilmember
Susan Tipograph, Councilmember

Absent: Marsha (Marcie) Robertson, Town Clerk

Recording Secretary: Sharon Powers, Temporary 2nd Deputy Town Clerk
(for the purpose of minutes taking for this meeting)

Others Present: Ted Salem, ZBA & Comprehensive Plan Member & ZRC
Chair
Peg Munves, CAC Co-Chair
Jim Carroll, Planning Board & ZRC & Comprehensive
Plan Member
Ron Nakovics, Comprehensive Plan Member
Cathy Wilkerson, CSC Member
Bruce Shenker, NL Rep to CC Office for the Aging
Josh Young, Alternate Planning Board, Shaker
Preservation & Walkable Downtown Member
Jim Dawson, Outreach, Marketing & Communication
Member
Chris Brown, Housing Development Coordinator,
Columbia Economic Development Corp.
Adam Bosch, Hudson Valley Pattern for Progress
Members of the Public

CALL TO ORDER:

The Special Meeting was called to order at 7:01pm by Supervisor Houghtling. The meeting was held in person at the New Lebanon Town Hall, 14755 State Route 22 North, New Lebanon, NY 12125 with members of the public also being able to view the meeting at the following link: https://townhallstreams.com/towns/new_lebanon_ny

PRESENTATION ROOM ENOUGH FOR BOTH:

Adam Bosch, Special Advisor from Hudson Valley Pattern for Progress gave a presentation on the results of the Room Enough for Both Project. Based on Community input, the group developed suggestions for how the Town can generate more housing

opportunities while conserving valuable land. Their ideas may be incorporated in the ongoing Comprehensive Plan Update.

You can find the slideshow from the meeting on the town’s website here:

<https://townofnewlebanon.com/wp-content/uploads/2026/03/2026-03-26-NL-Room-Enough-FINAL.pdf>

You can find the link to the town hall streams meeting on the town’s website here:

https://townhallstreams.com/stream.php?location_id=138&id=73492

ADJOURNMENT:

A motion was made by Supervisor Houghtling, to adjourn the special meeting at 8:40pm. The motion was seconded by Councilmember Powers.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Amlaw -	Aye
Supervisor Houghtling -	Aye
Councilmember Tipograph -	Aye
Councilmember Patterson-	Aye

Respectfully submitted,

Sharon Powers
Temporary 2nd Deputy Town Clerk
(For the purpose of minutes taking for this meeting)