



**Town of New Lebanon  
Planning Board of Minutes – unapproved  
April 15, 2026**

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

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

**Others:** Chris Bertram, Andrew Clark, Ted Salem, Hunter Metzler, Pat Metzler, Alicia Legland, Ari Goldstein, Brendon Becker, Melissa Franceour, Bonnie Lichak, Amy Brueckmann, Michael Brutsch, Dawn Brutsch, Tony Murad

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**I. Call To Order**

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

**II. Approval of Minutes**

A motion to approve the March 18, 2026 Regular Meeting Minutes, with two amendments, 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**

**Board Discussion – April 19 SEQRA Training**

Countywide SEQRA training held at Columbia Greene Community College was discussed prior to the commencement of discussion regarding April's application. Chairperson Brutsch again thanked the Town Board for granting approval to do this training, with said training being very specifically targeted and much more relatable as pertaining to Columbia County. Board Members Carroll and Segal, among others who attended said training concurred with her

assessment. Board Members were reminded about the four (4) hour state training minimums required, with lunch and learn opportunities forthcoming from the New York Planning Federation. The required Town training was also mentioned, with Board Members encouraged to complete this training in May.

**Case No. PB-TBD– Metzler– Sketch Plan Conference – TM #18.-1-15.200**

Applicant(s): Hunter Metzler

Chairperson Brutsch invited Mr. Metzler to present his application to the Board. Mr. Metzler is currently seeking to build a new single-family residence and establish a home-based business on the subject parcel. Mr. Metzler indicated that he is a mobile equipment mechanic and does all his work in the field. Chairperson Brutsch inquired as to how many vehicles he owns on the parcel for the business, for which Mr. Metzler indicated two, a Chevy Truck and a Peterbilt truck. Mr. Metzler indicated that he also owns a mini excavator and several trailers, which are for personal use only and not for the home-based business he is seeking. Mr. Metzler was asked if there was to be any office staff or signage – there is no office staff currently or planned in the future and signage possibly may be in the future, but not at this juncture. Board Member Carroll inquired as to the capacity of the work vehicles – Mr. Metzler indicated the Chevy was a one ton, and the Peterbilt was 26,000 pounds. Board Member Carroll then inquired if a dumpster was located on the site. Mr. Metzler stated he did have a dumpster for parts and boxes. Mr. Metzler was then asked about chemical storage – he indicated that he stores 25-35 gallons of oil at a time and then delivers to Chuck Geraldi, owner and operator of Chuck’s Automotive for recycling. Mr. Metzler was then asked if it was his intent to reside at the new family residence, which he indicated he planned to do so. Chairperson Brutsch also inquired if a garage was going to be built, with Mr. Metzler stating a pole barn for storage of trailers and other mechanical items. Chairperson Brutsch inquired if screening at the road was intended, with Mr. Metzler indicating he is open to the Board’s ideas for fencing and screening as it is required. Board Member Segal inquired if the oil storage containers and discarded parts would be in the barn. Mr. Metzler indicated that he could place those drums in the barn. Board Member Carroll again mentioned to Mr. Metzler that all equipment needs to be screened at the rear of the lot and any fence must be at least two feet from the property boundary. Board Member Muse inquired what was located behind the property. Mr. Metzler indicated it was a neighbor’s property, but mostly wooded areas. Board Member Carroll inquired if a survey was available. Mr. Metzler did not have a survey at this time. A review of the permit and site plan review requirements was made. The Board requested that Mr. Metzler provide a survey with the project drawn by the licensed professional in order to move to a preliminary review.

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

Applicant(s): Joshua Young

Map Dated:

Prior to reviewing the application, Board Members Segal recused and stepped down from the dais. There were no Alternates present who were able to take their seat at the dais.

After recusals, the Applicant was invited to present updates to the application, which included updates to engineering plans, stormwater plan adjustments, wastewater treatment and curb cuts along Tilden Road. At this time, Mr. Becker introduced updates on the engineering plans, including the widening of Tilden Road, and updates to the wastewater system which includes primary treatment by conventional septic tanks. Effluent would then flow to a pump station

and then to the Orenco treatment system with UV treatment. Wastewater will be treated to an intermittent stream quality and discharged subsurface. The grade of the wastewater system is being raised two feet due to the higher groundwater levels at subject property location. Dimensions of the dispersal area are roughly 40 feet by 60-80 feet. Mr. Becker then presented changes to the stormwater design, which have been updated to reflect the widening of Tilden Road. Tree plantings within ten (10) feet of the impervious surfaces will help reduce the square footage of surfaces that need to be treated. The front portion of the site will allow stormwater to flow to an existing ditch, while the remainder will flow to the rear for treatment. The Board inquired as to the effect on trees located in the library portion of the right-of-way and how the widening of Tilden Road would affect those trees. The applicant indicated it was not their intent to affect those trees. Existing trees on the subject parcel will be affected, and the location of said trees may need to be adjusted due to pole locations. Mr. Bertram stated that based on his analysis, the trees in the library's right-of-way will more than likely be impacted and the applicant should review this further. Mr. Becker indicated that the updated hydrogeological report includes data to reassure that surrounding wells will not be affected by the subject property's use of the current well on site. Board Member Carroll asked if there had been any further conversations regarding the well not being in compliance with distance requirements and the applicant had stated there was not and this item remains outstanding. Board Member Carroll inquired how the snow melt would affect the storage infiltration systems, where the applicant proposes and snow stacking to occur. Mr. Becker indicated that the system was designed to handle that capacity. Town Engineer Chris Bertram indicated that he didn't see any concerns but recommended any snow stacking occur away from the system overall. At this juncture, Mr. Goldstein presented updated architectural renderings, and landscaping adjustments as to its effect of widening Tilden Road. Mr. Goldstein indicated that a variety of trees and shrubs were selected to provide a range of colors throughout the year – included are sugar maples, yellow birch, pussy willows, witch hazel and winterberry. Eastern white pines are planned to be planted in the corner of the property and a line of arborvitae along the area of the property line in consideration for residential neighbors. Mr. Bertram stated the Applicant has shown existing trees to remain that are in conflict with the site grading and will need to be removed; he recommended said trees be replaced. Mr. Goldstein also indicated that the total roof area is approximately 37,500 square feet with about a quarter to a third available for solar panels. Discussion turned to generator use and the fuel for the generator use. The applicant indicated that the generator will likely be powered by propane or diesel. The Board inquired when the generator would be started for testing, as the systems typically required to be started once a week to test. The applicant indicated they would test the generators around midday to avoid disruption to residents/tenants of the property. Chairperson Brutsch inquired if there is confirmation that all mechanical equipment can be placed in the attic of the building and what that amount of equipment would sound like – the applicants indicated the mechanical contract they are working with has experience with this type of technique and a cut sheet showing decibel levels will be submitted. A review of light fixtures was then reviewed with the Board. At this time, Chairperson Brutsch invited Town Engineer Chris Bertram to weigh in on the applicant's submission. Mr. Bertram indicated that to his knowledge and based on the information provided, the applicant is still working through permits from DOT, DEC and DOH, with more detail needed on how the widening of Tilden Road interacts with the curve on Route 20. The applicant indicated the highway superintendent of the town encouraged them to find a way to avoid impacting the DOT curb and right-of-way with the road widening and more investigation was needed. Mr. Bertram indicated there were some minor stormwater and grading issues, with some steep grading exceeding DEC recommendations. The dumpster calculations need to be readdressed, as the narrative presented indicates that location can accommodate 22 cubic yards but the engineering plans show only 18 cubic yards. Board

Member Carroll advised the applicants that if replacing trees at the front of the property, to be mindful of potential sidewalk installation when replacing said trees. Chairperson Brutsch inquired if any further information was gathered regarding the 30,000-gallon fire tank and how to fill it. Currently, no decision has been made, but the tank can either be filled at construction via the well or by trucked in water from an outside source. Board Member Carroll inquired how the systems placed underground would affect one another – Mr. Becker indicated there would be no adverse effects as septic tanks and water tanks are watertight and this type of construction is normal procedure. Board Member Carroll inquired when the applicant would know about regulatory approval regarding the well location. Mr. Becker replied that the regulatory agencies (DOT, DOH, DEC) indicated they could not move forward with any review until a SEQR determination has been completed. At this juncture, a road map was discussed for timeline and deadlines. Chairperson Brutsch indicated that the Board is anticipating a Public Hearing on this application to be held in June, in order for Part II of SEQR to be near finalized and to find a large enough space to hold the Public Hearing, as the Board is anticipating a large turnout. Said Public Hearing is to allow the public to make the Board aware of something that the Board may not have been previously made aware of regarding the environmental impact of the proposed project as outlined by SEQRA. The applicant seemed agreeable to this but has asked the Board to decide as quickly as possible, as there is a financial deadline in August pending that could make the project funded. After this discussion, a review of Part II was done as well with the Board agreeing that at this time, the answers to Part II have remained largely unchanged from the last review of Part II. Major concerns for the Board remained impact of the project on groundwater (given the lack of municipal services and location of the existing well), impact on transportation (the widening of Tilden Road, relief requested for parking requirements), impact on energy (unconfirmed impact to the electricity utilization), impact on noise, odor, and light (ambient lighting disrupting the residential neighborhood behind the subject party and noise from the mechanical systems), consistency with community plans (multiple concerns stated throughout previous meetings still unresolved), and consistency of community character (multiple concerns stated throughout previous meetings still unresolved.) The Board asked the applicants to submit the SHPO letter, details on the generator, details of the mechanical units, clarification on highway superintendent sign off on road widening, information on effect of said widening to the library trees, mailbox locations along Tilden Road, parking and tree replacements, a formal response to the Town Engineer letter and images of the current street showing the building in context with its neighbors, particularly the residences on the north side of the building. Ms. Legland indicated she would provide a draft SEQR part 3 to Mr. Clark, as Legal Consult to the Board for his review.

#### **IV. Adjournment**

Motion to adjourn the meeting made at 9:16PM by Alternate Board Member Muse and seconded by Board Member Zimmermann and approved 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 Segal – Absent/Recused  
Board Member Zimmermann - Aye

Respectfully submitted,

Courtney Potter  
Planning/Zoning Clerk