



**Town of New Lebanon
Planning Board Public Hearing minutes – unapproved
June 4, 2026**

Present: Elizabeth Brutsch, Planning Board Chairperson
Jim Carroll, Planning Board Member
Greg Hanna, Planning Board Member
Michael Crosby, Planning Board Member
Steve Muse, Planning Board Member
Jeff Zimmerman, Planning Board Member
David McGinness, Alternate Planning Board Member

Absent: Becky Segal, Planning Board Member / RECUSED

Others: Andrew Clark (Legal Counsel), Joshua Young, Ari Goldstein, Brendan Becker, Alicia Legland (Applicant Counsel), Abbie Shoobs, Adrian Shoobs, Amy Brueckmann, Bonnie Lichak, Melissa Franceour, Al Vyssotsky, Tistrya Houghtling, Gunner Jacek, Holly Clark, Christian Gates, Adelia Moore, Sara Schonour, Shantel Schonour, David Himmelstein, Dennis Burek, Anna Duhon, Judy Sabri, William Hayes, Trian Porte, Corey Stall, Craig Skerkis, Cathy Wilkerson, Harry Villegas, Richard Adago, Mark Baumli, Kirsten Lynch, other members of the public

A. Case No. PB-2025-015 – Tilden Project LLC – SPR/Special Permit – TM# 19.2-1-88.1

Property Owner: Tilden Project LLC

Applicant: Joshua Young

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

NOTICE IS HEREBY GIVEN that the Town of New Lebanon Planning Board will conduct a Public Hearing to review items related to the State Environmental Quality Review Act (SEQRA) for the project known as Tilden Project LLC, located at 538 US 20, New Lebanon, New York, 12125.

The Public Hearing will take place on June 4, 2026 at 7:00 at the New Lebanon Community Center located at 523 US 20, New Lebanon, New York, 12125. Anyone wishing to speak will be given an opportunity to be heard. For anyone who cannot attend in person, a link to the schedule meeting is listed here:

<https://us06web.zoom.us/j/85036844222>
Meeting ID: 850 3684 4222

For additional information please contact the Planning/Zoning Clerk at PZclerk@townofnewlebanonny.gov

Dated: May 26, 2026

By: Courtney Potter
Planning/Zoning Clerk
Town of New Lebanon, New York

At this juncture the applicants were invited to do a quick rundown of the project for members of the audience. Upon proof of publication having been furnished and a review of the rules of

engagement stated plainly by Chairwoman Brutsch, a motion to open the Public Hearing was made at 7:40 by Chairwoman Brutsch and seconded by Board Member Carroll and carried to vote as follows:

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Muse	Aye
Board Member Crosby	Aye
Board Member Zimmerman	Aye
Alt. Board Member McGinness	Aye

Members of the public were invited to speak in support or opposition to the proposed project. The following members of the public chose to speak at the public hearing:

Abbie Shoobs – Spoke in support of the project stating that the proposed project is consistent with the town’s values and would help support a community in need.

Adrian Shoobs – Spoke in support of the project referencing improvements to the community.

Amy Brueckmann – Requested the Board make a positive declaration on the project, citing several environmental concerns/factors to be further investigated.

Bonnie Lichak – Requested the Board make a positive declaration on the project, also citing that the project cannot be fully vetted relating to all environmental factors based on the information put forth thus far from the applicant and alleged the County has not received any correspondence relating to this application.

Melissa Franceour – Requested the Board make a positive declaration on the project as the applicant’s request for a waiver relating to groundwater and septic locations raises a “red flag” for potential contamination.

Al Vyssotsky – Spoke in support of the project, stating that the community needs to do something to help build for young families.

Tistya Houghtling – Spoke as a citizen and community member in support for the project, citing increase in population to the town, bring much needed workforce members and stated the project is completely in line with the comprehensive plan established by the Town’s legislative body. Requested the Board make a negative declaration on the project in congruence to the Dollar General project previously decided upon by the Board.

Gunner Jacek – Spoke in support of the project, citing need for additional housing.

Holly Clark – Requested the Board make a positive declaration on the project due to the concerning affect on water and wetlands.

Christian Gates – Spoke on behalf of the School District, which is neither for nor opposed to the project. Mr. Gates stated the school’s concerns regarding finances, and specifically whether the applicant was to seek a PILOT agreement (payment in lieu of taxes.) Mr. Gates stated this concern should be considered under SEQRA under part 18 for effect on “community aspects”. The School Board has requested participation in any of those conversations if the applicant seeks a PILOT.

Adelia Moore – Spoke in support of the project, citing downsizing for seniors who may want to remain in the community and access young starter families and workforce needs.

Sara Schonour – Spoke in support of the project citing the comprehensive plan and how this project fulfills a missing element to the downtown area.

Shantal Schonour – Echoed support for the project.

David Himmelstein – Spoke in support of the project, stating that unless we make a denser section in the downtown area, the community runs the risk of the rural nature of the community becoming suburbanized.

Dennis Burek – Spoke in support of the project, citing community needs for housing and a grocery in an otherwise considered “food desert” area; stated that expansion would be a huge asset to the community.

Anna Duhon – Spoke to the continuing concerns regarding water quality, contaminates and location of septic as an abutter.

Judy Sabri – Spoke to voice concerns about the project, specifically regarding the size. Requested a small playground area for children that may reside at the complex. Suggested a more gradual construction.

William Hayes – Spoke in opposition to the project citing water issues, stating as an abutter his well was effected by the draw down testing and does not believe a grocery would not succeed in the community.

Henry Villegas – Spoke in opposition to the project citing water quality concerns.

Trina Porte - Spoke in support of the project, citing need for affordable housing for struggling families and individuals, but to consider all environmental impacts.

Corey Stall – Spoke in support of the project, speaking in regarding to community character, the rapidly developing world, and the potential importance of this project on economic activity. Mr. Stall spoke to the effect that every generation in the Town of New Lebanon has experienced a town that is consistently changing and how this project could help shape the future generations to come.

Craig Skerkis – Spoke on behalf of community member Raymona Griffin. Spoke in concern regarding the selection of tenants and how it cannot be solely limited to residents in New Lebanon.

Cathy Wilkerson – Spoke in support of the project, but did also voice concerns regarding water quality and treatment.

Richard Adago – Spoke in support of the project, giving personal example and why this project would be a benefit to the community.

Mark Baumli – Spoke in opposition to the project, stating that the project is too large and finds the renderings no aesthetically pleasing.

Kristin Lynch – Spoke about concerns regarding traffic, electric service concerns and cell reception concerns.

No further public comments were made and the applicant was invited to speak again to the community members in attendance. Mr. Young noted concerns of the community members and assured everyone in attendance that reliable and licensed engineers have thoroughly reviewed all documentation and he will work to get the answers to questions raised during the meeting for the community, if they had not been addressed.

A motion was made by Board Member Carroll to close the public hearing and seconded by Board Member McGuinness and carried by the following vote.

Chairperson Brutsch	Aye
Board Member Carroll	Aye
Board Member Hanna	Aye
Board Member Muse	Aye
Board Member Crosby	Aye
Board Member Zimmerman	Aye
Alt. Board Member McGuinness	Aye

Respectfully submitted,

Courtney Potter
Planning Board Clerk