



Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
June 6, 2017

Present: Anthony Murad, Zoning Board of Appeals Chairman
Phyllis Stoller, Zoning Board of Appeals Member
Jeannine Tonetti, Zoning Board of Appeals Member

Absent: Jeff Hattat, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member

Others Present: Dave Henry, Ed Higgins, Lori Bashour, Mike Munsinger , Brian Crision

I. Call to Order

Chairman Murad called the Town of New Lebanon Zoning Board of Appeals regular meeting to order at 7:44 pm

II. Minutes Review

Upon review of the May 2, 2017 regular minutes, a motion was made by Jeanine Tonetti, seconded by Phyllis Stoller to accept the minutes as submitted and the vote carried as follows:

Chairman Murad	Aye
Jeff Hattat	Absent
Ted Salem	Absent
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

CASE NO. ZBA-2017-002 ED HIGGINS (29.-1-18):

A request for a 56 foot area variance to add 3 bedrooms and 1 bathroom.

Mr. Higgins explained the project he would like to do to the Board. The Board and applicant discussed the property line and the boundaries. They also talked about the setbacks for the area and that it is 75 square feet all around. The applicant was given his abutter list and the Public hearing was set for July 5, 2017.

CASE NO: ZBA -2017-003 SHAKER MILL PROPERTY, II LLC (19.2-1-51):

The applicant is asking for a variance of 27.4 square feet for the mall sign at the Shaker Mill Property. The applicant explained that the sign was there when she bought the place and there for more than 30 years. Jeanine asked why the applicant was changing the sign. The Applicant said that the variance would give her the space she needs to accommodate all of the tenants in the Mall. Chairman Murad set the public hearing for July 5, 2017 at 7:30.

CASE NO: ZBA -2017-004 M&M TAP AND TAVERN (19.2-1-51):

The applicant is looking for a variance form the sign law for a portable sign. The applicant explained that since he stopped using the sign 4 months ago to advertise entertainment he has lost business. The variance the applicant is looking for is a 4 foot high, 5 foot wide with a frame that is 4 inches deep with an arrow that is lit. The Board asked the applicant to explain how the sign will be used, the full dimensions of the sign and the days that the sign will need to be out. A public hearing has been set for July 5, 2017 at 7:30pm

CASE NO: ZBA 2017-001-Route 43 Auto (18.-1-11)

Chairman Murad made a motion that the three members present of the ZBA board determined that the area of the sign is 28 sq. ft. and due to distance from the road and speed of traffic, the visibility of the sign is diminished so therefore the variance is granted. The motion was seconded by Phyllis Stoller and the vote carried as follows:

Chairman Murad	Aye
Jeff Hattat	Absent
Ted Salem	Absent
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

Jeanine Tonetti also made a motion that required the removal of the financing available and the Buy here Pay here signs on the window. The open and hours of operation were allowed because there were not subject to the sign law. The motion was seconded by Phyllis Stoller and the vote carried as follows:

Chairman Murad	Aye
Jeff Hattat	Absent
Ted Salem	Absent
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

A motion was made by Chairman Murad to adjourn the meeting at 8:45 pm. The motion was seconded by Jeanine Tonetti and the vote carried as follows:

Chairman Murad	Aye
Jeff Hattat	Absent
Ted Salem	Absent
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

Respectfully Submitted,

Lisa Henry
Planning and Zoning Clerk