



Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
July 5, 2017

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Present: Anthony Murad, Zoning Board of Appeals Chairman  
Phyllis Stoller, Zoning Board of Appeals Member  
Jeannine Tonetti, Zoning Board of Appeals Member  
Jeff Hattat, Zoning Board of Appeals Member  
Ted Salem, Zoning Board of Appeals Member

Absent:

Others Present: Dave Henry, Ed Higgins, Lori Bashour, and Christopher Lee

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**I. Call to Order**

Chairman Murad called the Town of New Lebanon Zoning Board of Appeals regular meeting to order at 7:45pm

**II. Minutes Review**

Upon review of the June 6, 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	Aye
Ted Salem	Aye
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.

The Board members decided that it would be considered a side setback to the property line.

The abutting landowner is in full agreement with the project.

Ted Salem made a motion to approve the 56ft variance due to the unique layout of the property and the only abutter is supportive of the project. Jeff Hattat seconded it and the vote carried as follows:

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

**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. Jeff Hattat asked that if the variance is granted will anything change. The applicant stated there will be no change. The Board talked about the tenants and the sign being there for 30 years. The applicant said they only have changed the slats not he structure of the sign.

Chairman Murad made a motion to grant the variance for the existing sign which is 27.4 ft. over the allowable square footage due to the fact that the property has far more tenants than any other place in town and that the sign has been in existence for 30 years.

Ted Salem made a note that the existing sign slot signs are over the 2x 10 allowable and Chairman Murad stated that the variance would cover the entire sign.

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

The applicant is looking for a variance from the sign law for a portable sign.

The applicant asked for an extension until August 1, 2017 meeting.

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Jeannine Tonetti made a motion to adjourn the meeting at 8:06 pm and Phyllis Stoller seconded the motion and the vote carried as follows:

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

Respectfully Submitted,

Lisa Henry  
Planning and Zoning Clerk