



Town of New Lebanon
Zoning Board of Appeals Minutes – Unapproved
November 7, 2017

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

Absent:

Others Present: Dave Henry, Deputy CEO Hattat, Chris Potter

I. Call to Order

Chairman Murad called the Town of New Lebanon Zoning Board of Appeals regular meeting to order at 7:40 pm

II. Minutes Review

Upon review of the October 3, 2017 regular meeting minutes, a motion was made by Ted Salem seconded by Phyllis Stoller to accept the minutes as submitted and the vote carried as follows:

Chairman Murad	Aye
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Abstain

Case No. ZBA -2017-009 Stewarts Shops (19.2-1-50)

Requesting a variance from the sign law.

Upon close of the public hearing Mr. Salem asked the applicant why they needed a sign variance and what was wrong with the current sign? Mr. Potter answered him with there was a logo change. Chairman Murad noted that there is an issue of scale with the larger size of the building. Ted Salem asked the applicant if the sign was the same size as the Nassau Store. Mr. potter said yes. Chairman Murad noted that adding the square footage of the new sign and the mounted sign on the building without gas prices it is only 9 square feet. Phyllis Stoller noted that the sign was close to route 20. Jeanine Tonetti noted she does not understand the necessity of such a big sign. Mr. Potter stated that the width of the sign is due to the L.E.D. prices of gas to retro fit the sign. Phyllis Stoller asked if the smaller stores have smaller signs. Mr. Potter stated no that all signs are the same size. Jeanine Tonetti noted that people want to see the gas prices. Chairman Murad asked if the frame around the sign was made smaller would it accomplish anything. Is that the standard sign? Can a smaller sign be made? Mr. Potter noted that he has to look into the L.E.D. pricing. Chairman Murad also noted that with Route 20 being a fast pace road people want to see the prices of gas.

The Board made a few suggestions to the applicant about the sign.

Ted Salem made a motion to continue the discussion on this matter to the meeting in December. Phyllis Stoller seconded the motion. All in favor. The vote carried as follows:

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

CASE NO: ZBA 2017-006 Patricia Laraway (19.1-138)

Ted Salem asked a question regarding this applicant being clear on the violation. Deputy CEO Hattat answered him with they are asking for a variance with what is on the fence now. The applicant did not appear before the board.

CASE NO: ZBA -2017-008 M&M TAP AND TAVERN (19.2-1-51):

The applicant did not appear before the board at this time therefore the case was held over until next month.

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Ted Salem made a motion to adjourn the meeting at 8:45 pm and Phyllis Stoller seconded it. The vote carried as follows;

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

Respectfully Submitted,

Lisa Henry
Planning and Zoning Clerk