



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
May 02, 2023**

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

Others in Attendance: Steve Houghtling, Corey Bevins, Fiona Lally, Joe Ogivie, Cissy Hernandez,

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**I. Public Hearing**

Board Chairperson Murad opened the Public Hearing at 7:01pm

**Case No. ZBA 2023-001 Lebanon Valley Protective Association TM # 18.-1-77 Appeal**

Fire Chief Steve Houghtling presented the project of an electric sign to the board. Fire Chief Houghtling mentioned that it was an interpretation and not an appeal to the code and that the sign will not be animated. Fiona Lally and Joe Ogivie spoke in opposition to the electric sign that the LVPA wants to put up.

**Case No. ZBA 2023-002 Lebanon Valley Protective Association TM # 18.-1-77 Area Variance**

Fire Chief Houghtling presented the proposed project to the board. No one spoke in opposition.

**II. Regular Meeting**

Board Chairperson Murad opened the regular meeting at 7:52pm

**Case No. ZBA 2023-001 Lebanon Valley Protective Association TM # 18.-1-77**

Appeal (interpretation). Electric sign installation

Board Member Gerald made a motion to change appeal to interpretation, Board Member Salem seconded

Board Member Tonetti stated that the code says no movement is allowed and board member Salem stated that if the sign only changed once an hour that it wasn't animated.

With the new interpretation the vote carried as follows:

Chairman Anthony Murad- Aye  
Board Member Ted Salem- Aye  
Board Member Jeanine Tonetti- Aye  
Board Member Charles Gerald- Aye  
Board Member Phyllis Stoller- Aye

**Case No. ZBA 2023-002 Lebanon Valley Protective Association TM # 18.-1-77 Area Variance**

Area Variance. Fixed wall mounted sign over permitted sign footage.

Fire Chief Houghtling presented the proposed project to the board stating that the LVPA sign was 108 sq ft. per code they are only allowed up to 100 sq ft.

The Board reviewed the 5 factors:

- 1- Compatibility with the neighborhood. All agreed
- 2- Is there an alternative? no
- 3- Substantiality- Is the area variance substantial. All Board Members agreed that making it 100 sq ft wouldn't change it that much.
- 4- Environmental issues- none.
- 5- Is it a self-created hardship? No.

Board member Salem made a motion to make the sign 100 sq ft Board Member Tonetti Seconded. the vote carried as follows:

Chairman Anthony Murad- Aye  
Board Member Ted Salem- Aye  
Board Member Jeanine Tonetti- Aye  
Board Member Charles Gerald- Aye  
Board Member Phyllis Stoller- Aye

Board Member Tonetti Read Septembers meeting minutes and board member Salem made a motion to accept them into the records, Board Member Stoller seconded.

Board Member Gerald made a motion to close the Zoning Board of Appeals meeting at 8:06 PM . Member Salem second the motion, the vote carried as follows:

Chairman Anthony Murad- Aye  
Board Member Ted Salem- Aye  
Board Member Jeanine Tonetti- Aye  
Board Member Charles Gerald- Aye  
Board Member Phyllis Stoller- Aye

Respectfully Submitted,

Samantha Long  
ZBA Clerk