



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON DECEMBER 2, 2025
ON A REQUEST MADE BY JOJO'S DREAM LLC (TM# 19.2-1-88.1)
FOR AN INTERPRETATION OF ZONING ORDINANCE**

Present: Ted Salem, Zoning Board of Appeals Member
Sharon Powers, Zoning Board of Appeals Member
Chuck Gerald, Zoning Board of Appeals Member
Meghan Knoll, Zoning Board of Appeals Member

Absent: Anthony Murad, Zoning Board of Appeals Chairman

Others Present: Lukas Coons, Conrad Coons, Michael Darcy, Ryan Darcy, Jim Carroll

**COLUMBIA COUNTY
LEGAL NOTICE**

**LEGAL NOTICE
PUBLIC HEARING
ZONING BOARD OF
APPEALS
TOWN OF NEW
LEBANON**

**COLUMBIA COUNTY
NOTICE IS HEREBY
GIVEN** This letter is to
notify you that the New
Lebanon Zoning Board of
Appeals will be holding a
Public Hearing on behalf
of JoJos Dream LLC who
is seeking interpretation
of screening definition
located at 660 State
Route 20, New Lebanon,
NY. The Public Hearing
will take place on
December 2, 2025 at
7:00 at the New Lebanon
Town Hall located at
14755 State Route 22,
New Lebanon. Anyone
wishing to speak will be
given an opportunity to
be heard.
More information is
available by contacting
the Planning/Zoning
Clerk at PZclerk@
townofnewlebanon.com
By: Courtney Potter

Planning/Zoning Clerk
Town of New Lebanon,
NY

Upon proof of publication having been furnished and abutter notification mailings verified, Board Member Salem opened the public hearing at 7:00PM. Board Member Salem requested clarification as to what the applicants were seeking, as the understanding of the board was to interpret the decision pertaining to a Planning Board case. Board Member Salem stated that it was his belief that the Zoning Board did not have jurisdiction to hear this particular case as it stood effective as of the meeting date. The applicant indicated that there were two applications before the Board, however only one application was received by the Zoning Board Clerk.

Discussion then turned to as to whether the Zoning Board of Appeals could hear an application as to jurisdictional standing and whether the Board itself could interpret a Planning Board decision. Mr. Coons clarified that a decision had not been made by the Planning Board, but was seeking interpretation and definition of the term “screening” as set forth in the Zoning Code and the specifically “surrounding land uses.” After further discussion, Board Member Salem again reiterated that it was his belief that there was no standing on which the Board could hear the application. Board Member Gerald stated that he may disagree with Board Member Salem, as it was his belief that part of the Board’s job was to interpret the Zoning Code. Board Member Salem referenced a section of the code which states that “deciding appeals from and reviewing any order requirement, decision interpretation, or determination by the Zoning Enforcement Officer (ZEO)”, not from any other Board. Board Member Powers stated that she agreed with Board Member Salem’s interpretation with Board Member Knoll agreeing in spirit with Board Member Gerald.

The applicant then stated that they had worked toward a mutually agreeable solution regarding screening until they were “pigeonholed” into the language contained within the Code. Board Member Gerald again reiterated that the Planning Board may have any requirements it sees as “reasonable” no matter what the Zoning Board decides.

Several Board Members indicated that it may be in the applicant’s best interest to postpone the conversation regarding definitions of site plan review (particularly surrounding land uses and screening as it pertains to machinery) and other items of concerns and before a full board. The Board was then presented with a map of the property and the proposed uses in order to examine what the application before the Board pertains to and to which items they are seeking determination on.



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
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ON A REQUEST MADE BY TILDEN PROJECT LLC (TM# 19.2-1-88.1)
FOR AN AREA VARIANCE**

Board Member Powers made a motion to close the public hearing. Said motion was seconded by Board Member Knoll and carried to the following vote:

Chairman Murad - Absent
Board Member Salem – Aye
Board Member Powers – Aye
Board Member Geraldi – Aye
Board Member Knoll - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk