



Town of New Lebanon
Zoning Board of Appeals Minutes - Unapproved
July 2, 2019

Present: Anthony Murad, Chairman
Chuck Gerald, Member
Ted Salem, Member
Phyllis Stoller, Member
Jeannine Tonetti, Member

Absent: None

Others Present: Jeff Hattat, Deputy CEO; Town Board Member Jesse Newton; CAC
Cynthia Creech; Planning Board Member Tegan Joy Cook, 3 members of
the community

I. Call to Order

Chairman Anthony Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:05 P.M.

II. Minutes Review

Upon review of the June 4, 2019 regular meeting minutes, an amendment to the minutes was made. All votes need to be recorded for each case. The correction will be made. A motion was made by Phyllis Stoller, seconded by Ted Salem, to accept the minutes with the amendment, and carried on the following vote:

Phyllis Stoller	Aye
Chuck Gerald	Aye
Ted Salem	Aye
Jeanine Tonetti	Aye
Anthony Murad	Abstained

III. Regular Meeting

Upon conclusion of the Public Hearing on Case No. ZBA-2019-006, and Case No. ZBA 2019-007 Chairman Murad called the resumption of the Regular Meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:10 p.m.

Case No. ZBA-2019-004- Jesse Newton/Country Squire Supply (8.2-36.12)

The Applicant is requesting an area variance for excessive signage on its property located at 1224 Route 20.

Jesse Newton- the manager of Country Squire explained that the signage on the building of Country Squire had been removed. The current road sign is 24.33 sq. ft, which is 10.33 sq. ft over the permitted allowance. He is requesting a variance for 10.33 sq. feet. Mr. Newton stated that there had been no residence or abutter complaints in reference to the size of the sign.

Bob Weber stated, "The signs on the building were redundant, so they were removed." "The variance on the products and services sign is being requested because the sign let you know what the store sells". Mr. Weber continued to explain that the store is 3600 sq. feet and it is an asset to the community.

Chairman Murad stated, "If the reasoning behind keeping the sign at said height is because of traffic, then make a case with the speed of traffic going 60 MPH".

Jesse Newton began to explain that the word Hardware is in 8-inch font and could be read at 80 feet going 55 MPH at 4.05 seconds. The wording is painted in white because it draws your eye to the sign.

Mr. Newton explained that the business does not do much advertising. The primary use of advertising is the street sign. He stated, "The sign has been there for sixteen years".

Member Salem said, "We need to be consistent; it would be unfair to other applicants that were turned away".

Chairman Murad told Mr. Newton, "A reason for your sign is needed".

The floor was open for public comment. Tegan Cook spoke. She stated, "I do not have a problem with Mr. Newton getting a sign variance. I have a problem with the fact that the reason why he wants the variance is because they paid \$3,000 for the current sign and they do not want to replace it". She continued, "When I started my business, I was told pick another location. If this variance is granted, I would like to know the reasoning behind it". Chairman Murad replied to Ms. Cook, "We worked with you".

Mr. Weber asked the board if the Theatre Barn needed to get a variance. Member Geraldini replied, "I don't know it was years ago".

Member Tonetti wanted to clarify the exact footage that the variance is being requested for. Chairman Murad stated, "They are asking for a variance for 10.33 sq. feet". Phyllis Stoller made a motion to grant a variance of 10.33 sq. feet due to the reasoning of the speed of traffic and visibility issues. Member Tonetti seconded the motion. The vote carried as follows:

Chairman Murad	Aye
Chuck Geraldini	Aye
Phyllis Stoller	Aye
Jeanine Tonetti	Aye
Ted Salem	Nay

The motion was granted to Country Squire to keep the sign.

Case No. ZBA-2019-006- Richard Brown (19.4-1-16)

(Preliminary) The Applicant is appealing the ZEO's determination of a stop work order at 611 US Route 20.

During the Public Hearing Mr. Brown was present and asked for an adjournment until August 6, 2019 meeting.

Case No. ZBA-2019-007 Darrow School (29.1.17)

(Preliminary) Darrow school is applying for a use variance to install a solar generating farm.

During the Public Hearing Andy Vadmir, the head master of the Darrow School was present. It was explained to Mr. Vadmir the description of a use variance and the difficulty of obtaining such a variance.

Mr. Vadmir will go back to Darrow school with this information.

Chairman Murad made a motion to adjourn the meeting at 7:32. Phyllis Stoller seconded the motion. The motion carried with the following vote:

Chairman Murad	Aye
Chuck Geraldini	Aye
Phyllis Stoller	Aye
Jeanine Tonetti	Aye
Ted Salem	Aye

Respectfully Submitted,

Michelle Bienes
Planning/Zoning Clerk

Acting Chair Geraldini moved to adjourn the meeting at 7:52 p.m. and Phyllis Stoller seconded.
The motion carried with the following vote:

Jeannine Tonetti	Aye
Ted Salem	Aye
Phyllis Stoller	Aye
Chuck Geraldini	Aye

Respectfully submitted,

Michelle Bienes
Planning/Zoning Clerk