



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON JULY 5, 2016
ON A REQUEST MADE BY MEALNIE HUNT, OWNER OF THE
BLUEBERRY HILL CAFÉ' [TM# 19.2-1-55.2] FOR
A VARIANCE FROM CHAPTER 162 SIGNS AND POSTER CONTROL LAW**

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

Others Present: Richard Beckwith, Steve Clark, Pat Farnan, Glenn Westfall, Jeff VanDeusen, Mark Baumli, Melanie Hunt, Dolores Meissner, Greg Hanna, Julia Pomeroy

Case No.:ZBA-2016-2016-009-Melanie Hunt (Blueberry Hill Café) TM# 19.2-1-55.2

In response to a Notice of Violation regarding signage at Blueberry Hill Café, the applicant is seeking a variance from the sign law

Ms. Hunt submitted her certified mailing receipts but forgot a copy of the actual abutter letter. She did have a digital copy of the letter on her tablet that the Board verified with the understanding that Ms. Hunt would submit a hard copy later for the file.

Upon proof of publication, Chairman Murad opened the public hearing at 7:58 pm.

Ms. Hunt indicated that people see her multiple free standing signs more than her signage. The public looks for the sign shaped into a Blue Coffee Cup. They help keep her business running.

Discussion ensued as to if the lettering were to be removed would the Blue Coffee Cup still be considered a sign. Ms. Hunt said that she doesn't wish to remove the letter because it indicates that her coffee is locally grown as opposed to gas station coffee.

Dolores Meissner said that having the lettering that says "local Coffee" is a good idea. Glen Westfall said that people fly through here and business owners need to get their attention. Ms. Meissner further stated that even when she gives people directions they still drive right by.

Mark Baumli said that if the ZBA grants variances for this request what would stop all other businesses from doing the same thing. I can agree with granting variances for multiple affixed signs when they are undersized and total up to the maximum allowed squared footage. However; during his election campaigning people urged that the Main Road is clutter and needs to be cleaned up.

Julia Pomeroy said that people she hears talking about this say that Ms. Hunt needs more signage because New Lebanon is a drive-through town. We are not talking about neon flashing signs here, her signs are charming and sweet.

Glen Westfall submitted a newspaper article written by Renewal Intelligence entitled 10 Things We Love about New Lebanon.

Ted Salem moved to close the public hearing at 8:05 pm. Phyllis Stoller seconded the motion that carried on the following vote:

Jeff Hattat	Aye
Ted Salem	Aye
Phyllis Stoller	Aye

Jeannine Tonetti Aye
Anthony Murad Aye

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk