



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

Absent: Jeannine Tonetti, Zoning Board of Appeals Member

Others Present: Ruth Abram, Jack Pandey, Abbigail Allard, Anthony Paulo, Monte Wasch, Cynthia Creech, Tod Houghtlin, Tom Garrity

I. Call to order:

Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:30 pm.

II. Minutes review

Upon review of the April 2015 meeting minutes a motion was made by Ted Salem, seconded by Phyllis Stoller and unanimously carried to approve them as submitted.

III. Regular Meeting/Case Review:

Case No: ZBA-2015-002-: Behold! New Lebanon Off-Site Sign (19.2-1-58.2)

Request for Off-Site Sign/Banner to be located on the Route 20 side of the OTB/Gallup-Inn Building at 5 ft. x 60 ft.

Chairman Murad informed the applicants that tonight is a preliminary meeting in order to gather information about the request and what they wish to do. The Board reviewed the local Planning Board's recommendation to deny this request.

Abbigail Allard introduced herself as the Program Director and gave a brief summary of as to what *Behold! New Lebanon* represents which is: The nation's first living museum; a museum without walls. Tickets will be purchased out of the Victorian structure on the Meissner's auction house property.

Ruth Abram, President of *Behold! New Lebanon* indicated that they would like an off premise sign and has approached Ken Mooney, owner of the property where the current OTB/Gallup Inn is located, to request permission to hang a banner/sign. Mr. Mooney thought it would be a great enhancement. Ms. Abrams further indicated that she feels that the banner would make people feel welcome and a nice way to celebrate our Town. They first presented the request to the Planning Board not realizing it was non-compliant. Chairman Murad indicated that the permitted size for off-site signs is 9 square feet. Ms. Abrams indicated that she didn't feel that the term off-site sign was applicable since the concept of the museum without walls is that it is everywhere not just one site. Chairman Murad stated that while that may be true; the *Behold! New Lebanon presence* will be at the Victorian structure on Meissner's Auction property where the tickets will be sold as well as the local artisan's goods. Chairman Murad further advised that off-site signs are to direct people to business locations. Ms. Abrams said that signs are to promote business but the *Behold!* sign will be promoting 50 businesses with one sign.

In reviewing the rendering that was submitted with the application; Ted Salem asked if the intent was to hang the banner under the existing OTB sign. Ms. Allard indicated that the rendering makes the whole

banner look larger than it really is because it is not to scale. Chairman Murad suggested that the applicants submit a more accurate rendering for the next meeting. Ted Salem asked if the Planning Board viewed the request as one large sign. The clerk said: "Yes". Ted Salem said that he was concerned about the impact of a sign of this size. Chairman Murad noted that the framing of the sign is not included as part of the actual sign dimensions.

The applicants indicated that displaying art is protected by the first amendment.

Discussions ensued regarding whether or not this banner could be viewed as public art or viewed as signage. Chairman Murad indicated that the applicants have applied for an oversized off-site *sign* and that is what they are required to deliberate on. More discussions ensued regarding the sign ordinance and ZBA authority.

Phyllis Stoller moved to schedule the public hearing for the next regularly scheduled meeting [July 7, 2015]. The motion was seconded by Ted Salem and carried unanimously.

IV. Adjournment:

Jeff Hattat moved to adjourn at 8:45 pm. Phyllis Stoller seconded the motion that carried unanimously.

Respectfully submitted,
Cissy Hernandez
Cissy Hernandez
Planning/Zoning Clerk