



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

Absent: Chuck Geraldi, Member

Others Present: Jeff Hattat, Deputy CEO; Chris Potter

I. Call to Order

Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:00 p.m.

II. Minutes Review

Upon review of the May 1, 2018, Regular Meeting minutes, a motion was made by Ted Salem, and seconded by Anthony Murad, to accept the minutes as submitted, and the vote carried, as follows:

Chuck Geraldi	Absent
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye
Chairman Murad	Aye

III. Regular Meeting

Upon conclusion of the Public Hearings on Case Nos. ZBA-2018-006 and ZBA-2018-007, 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-2018-006 Crismik (19.2-1-48).

Stewart's Shops Corp. is requesting a sign variance for a 39' sf freestanding sign which exceeds the permitted size by 15' sf.

Chris Potter appeared on behalf of Stewart's Shops Corp., the Applicant herein, which is making its submission with the permission of the current owner of the property, Crismik.

On the existing Stewart's site located across the street, the current freestanding sign is 8' wide (44 sf). The sign proposed for the new location will replace the current sign and be

decreased to 6'6" wide (39 sf). Member Jeannine Tonetti said this will be an improvement to what is currently there. Member Ted Salem said his only question is what signage will be on the building itself. Mr. Potter said there will be a 17 sf sign on the building over the door.

Chairman Murad asked for a motion to grant the variance. Member Tonetti made a motion to grant the variance for a 15 sf increase in the size of the sign because it's smaller than the current sign, will be better sighted, and is more in keeping with the scale of the business. Chairman Murad seconded the motion, which carried on the following vote:

Chuck Gerald	Absent
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye
Chairman Murad	Aye

Case No. ZBA-2018-007 Crismik (19.2-1-48).

Stewart's Shops Corp. is requesting a side setback variance for placement of a diesel and kerosene island. Stewart's proposes a 5' setback where 10' is required.

Chairman Murad asked if the Board would like to make any additional comments or a motion on this matter.

Member Ted Salem made a motion to approve the 5' side setback on the north side of the property, since there is no other alternative where to put it given the overall layout of the property; and their most immediate neighbors haven't raised any issues. There will be an attractive barrier added, and the extra 5' is needed for vehicle travel; without it, the traffic flow required by the NYS DOT would be impacted. The motion was seconded by Member Stoller, and carried on the following vote:

Chuck Gerald	Absent
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye
Chairman Murad	Aye

Member Salem moved to close the meeting at 7:15 p.m., and Member Stoller seconded. The motion carried with the following vote:

Chuck Gerald	Absent
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye
Chairman Murad	Aye

Respectfully submitted,

Donna M. Gedeon

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Planning/Zoning/CEO Clerk