



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

Absent: None

Others Present: Cissy Hernandez, CEO; Jeff Hattat, Deputy CEO; Herbert Jones, Darlene Jones, Darrell Pucciarello

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 June 6, 2018, Regular Meeting and Public Hearing minutes, a motion was made by Ted Salem, and seconded by Jeannine Tonetti, to accept the minutes, with a minor revision to the Public Hearing (Stewart's) minutes, and the vote carried, as follows:

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

III. Regular Meeting

Case No. ZBA-2018-008 - Herbert & Darlene Jones (7.-1-21.200)

[Preliminary] Herbert & Darlene Jones are requesting an area variance to build a 24' x 36' garage.

The Applicant, Herbert Jones, explained the project and said that the proposed location of the garage was selected because the location of the existing well and septic limited any other possibility.

Chairman Murad stated that this meeting was just a preliminary meeting, and the Public Hearing would be scheduled for next month.

Ted Salem made a motion to schedule the Public Hearing on this matter for August 7, 2018, at 7:00 p.m., which motion was seconded by Phyllis Stoller. The vote carried as follows:

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

[The Applicant was provided with a list of abutters, map, form letter, and instructions for preparing and mailing notice to all abutters.]

Case No. ZBA-2018-009 – Darrell Pucciarello (29.-1-67)

[Preliminary] Darrell Pucciarello is requesting an area variance to demolish an existing home (24’ x 45’) and replace it with a modular home (26’ x 50’). In addition, the Applicant needs a variance to add 18’ x 8’ to an existing garage.

The Applicant, Darrell Pucciarello, provided a summary of his plans. He has lived in the existing, small house for 16.5 years and the house is in need of repair. He would like to demolish the existing 1928 house and replace it with a modular home. To do so requires a variance for the right side of his property line where he needs 10’ and 25’ on the front.

Chairman Murad said he will need two variances for this purpose, as well as another variance for the proposed 18’ x 8’ addition to the existing garage, for a total of three variances.

Jeannine Tonetti made a motion to schedule the Public Hearing on this matter for August 7, 2018, at 7:00 p.m., which motion was seconded by Ted Salem. The vote carried as follows:

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

[The Applicant was provided with a list of abutters, map, form letter, and instructions for preparing and mailing notice to all abutters.]

IV. Additional Items

Deputy CEO Jeff Hattat requested the Board’s interpretation of the ‘use table’ with regard to installing a sign without the existence of a physical business. A resident sells Radio Control Cars and Drones on the Internet; he wants to display these items and give

people the opportunity to try them out, whereupon they would then go online to purchase same.

Member Tonetti said that would be considered a business. Chairman Murad said it could be a home occupancy. Member Geraldini said it could be a mixed use – it was up to the Applicant to decide.

Jeff Hattat said the Applicant intends to install an outdoor remote control track for people to use. Member Geraldini said that would be considered retail.

Chairman Murad said retail requires site plan review from the Planning Board, but mixed use needs a special permit from the Zoning Board of Appeals. The Applicant needs to decide.

Chuck Geraldini moved to close the meeting at 7:36 p.m. and Chairman Murad seconded. The motion carried with the following vote:

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

Respectfully submitted,

Donna M. Gedeon
Planning/Zoning/CEO Clerk