



Town of New Lebanon
Zoning Board of Appeals Public Hearing 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. Public Hearing

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.

Mr. Brown asked for a postponement until the Aug 6th meeting because his attorney could not make it and they needed more time to notify the abutters.

Member Tonetti made a motion to postpone the public hearing Case No. ZBA 2019-006 until the August 6th meeting. Member Salem seconded the motion. The vote carried as follows:

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

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.

Andy Vadmir, the head master of the Darrow School was present. He was just appointed to School and was asked to be present at the meeting.

Chairman Murad explained, “The problem with a use variance is according to New York State Law you need to show financial hardship on the property. You can not show financial gain”. Chairman Murad recommended that the school should pursue accessory use. You need to show that this is not a commercial use but an accessory of the school.

Deputy Hattat stated that if it covers more than 1,000 square feet you would need a special permit. You can not generate enough power for other entities. You can only generate enough power for the school.

Member Salem made a motion to continue the public hearing at the August 6th meeting. Chairman Murad seconded the motion. The vote carried as follows:

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

Respectfully Submitted,
Michelle Bienes
Planning/Zoning Clerk

