



Town of New Lebanon
Zoning Board of Appeals Minutes - Unapproved
September 1, 2020

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

Absent: none

Others Present: Cissy Hernandez CEO/ZEO, Jeff Hattat, Deputy CEO

I. Call to Order

Chairman Anthony Murad called the meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:00 P.M.

II. Minutes Review

The June 2, 2020 minutes review was tabled until the next meeting.

III. Case No. ZBA-2002-002- Joseph Mauro TM # 8.-1-55)

Applicant is seeking relief from the 150 foot road frontage requirements in order to obtain planning board approval for a special permit for an automotive repair shop. CEO Hernandez explained the location of the property of Mr. Mauro. His residence is located on Route 20 behind Sampson Hydraulics. The applicant needs to have 150 feet of road frontage and he only has 33 feet.

Applicant needs to get a variance from the ZBA first before the Public Hearing. Chairman Murad explained that the only concern of the ZBA is the road frontage. Board Member Tonetti asked if there was only one driveway to access the property. CEO Hernandez explained that there is an additional right of way.

Chairman Murad made a motion to hold a Public Hearing for a variance. Board member Stoller second the motion. The vote carried as follows:

Anthony Murad	Aye
Phyllis Stoller	Aye
Chuck Gerald	Abstain
Ted Salem	Aye
Jeanine Tonetti	Aye

Case No. ZBA-2002-004- Northeast Automotive Parts Inc. TM # 19.2-1-49.200

Deputy CEO Hattat stated that NAPA auto will be relocating to the old Stewarts location. There is a sign issue. Deputy Hattat clarified that NAPA would like to move their current sign to their new location. 4.8 square feet is the variance request.

Member Salem made a motion to move this application to a public hearing.
Member Stoller second the motion.

The vote carried as followed:

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

Chairman Murad closed the meeting at 7:35.

Respectfully Submitted,

Michelle Bienes
Planning/Zoning Clerk