



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON May 6, 2025
ON A REQUEST MADE BY Benjamin Long (TM# 8.-2-1.112)
FOR AN AREA VARIANCE**

Present: Anthony Murad, Zoning Board of Appeals Chairman
Chuck Geraldi, Zoning Board of Appeals Member
Sharon Powers, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member

Absent: Meghan Knoll, Zoning Board of Appeals Member

Others Present: Alex Martin, Cissy Hernandez

Upon proof of publication having been furnished and abutter notification mailings verified, Chairman Murad opened the public hearing on the above noted case at 7:04PM.

Chairman Murad invited applicant's agent, Alex Martin of Kasselmann Solar, to discuss and explain the reason for application variance and use. Discussions commenced regarding the installation and placement of the proposed solar array. The Board did inquire as to if a possible site visit could be in order, to determine the visibility factor – Mr. Martin indicated that the request to applicant could be made if necessary. Chairman Murad, Board Member Geraldi and Board Member Salem inquired as to the visibility of the array and proposed some mitigation options in order to prevent pushback from any abutters once installation of the array was completed. A question arose as to the property location regarding the zoning district (RA5 vs. RA2) due to the location of installation of the said solar array as demonstrated on the proposed site plan provided to the Board; with the assistance of Code Enforcement Officer, Cissy Hernandez, the zone was determined to be RA5.

Chairman Murad opened the floor to public comments – no comments were made by the public. No written comments were received.

Board Member Salem made a motion to close the public hearing at 7:04PM; motion seconded by Board Member Geraldi.

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk