



**Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
May 6, 2025**

Present: Anthony Murad , Zoning Board of Appeals Chairperson
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

I. Call to order:

Upon closing the public hearing, Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:05pm.

II. Minutes review:

Upon review of minutes from the March 2025 regular meeting and public hearing meeting minutes, a motion was made by Board Member Salem to approve the minutes, and seconded by Board Member Geraldi; said motion was carried unanimously. Upon review of the April 2025 regular meeting and public hearing minutes, a motion was made by Board Member Powers and seconded by Board Member Salem. The motion was carried; Board Member Geraldi abstained from said approval.

III. Regular Meeting/Case Review:

Case # PB-2025-009 – Area Variance – Long, Benjamin (TM# 8.-2-1.112)

Applicants are seeking an Area Variance approval for relief from 205-18C(2)(e) and 205-7A, Schedule A b 7 to install a ground mounted solar array system.

Discussion ensued regarding any alternative locations for said array and options for mitigating the appearance of the array for current and future inhabitants of the area.

The Board then examined the five factors:

1. Due in part to the long distance from the road, there would be no adverse impact on the surrounding area
2. Determined that there is no alternative due to topography of the site
3. The request IS substantial, but is mitigated by the distance from the road. As a buffer to the abutting property, as a condition of approval, the applicant will provide plantings on the north and west sides that will hide the structure from the abutting property.
4. No environmental concerns were noted.



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5. This is a self-created hardship. However in area variances this not fatal to approval.

On a motion from Board Member Salem, seconded by Board Member Powers the Board voted to APPROVE the variance request and the vote carried by the following vote.

Ted Salem	yes
Charles Gerald	yes
Sharon Powers	yes
Meghan Knoll	absent
Anthony Murad, Chairman	yes

A motion was made by Board Member Gerald to close the meeting, seconded by Board Member Salem. Chairman Murad called the meeting to close at 7:46PM.

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk