



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON NOVEMBER 4, 2025
ON A REQUEST MADE BY MICHAEL AND LYNNE SOLDATO (TM# 20.1-1-41.2)
FOR AN AREA VARIANCE**

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

Others Present: Mike McGovern

**COLUMBIA COUNTY
PUBLIC NOTICE**

LEGAL NOTICE
TOWN OF NEW LEBANON
ZONING BOARD OF APPEALS –
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of New Lebanon Zoning Board of Appeals will hold a Public Hearing on Tuesday, November 4, 2025, at 7:00 p.m. at the New Lebanon Town Hall, 14755 State Route 22, to review the application of Michael and Lynn Soldato for a 20 ft. area variance from the required 75 ft. front setback to install an in-ground pool at 39 Kline Lane, New Lebanon, NY.

All interested persons will be heard at that time. For additional information, contact the Planning/Zoning Clerk at PZclerk@townofnewlebanon.com

By: Courtney Potter
Planning/Zoning Clerk
Town of New Lebanon, NY October 10, 2025

Upon proof of publication having been furnished and abutter notification mailings verified, Chairman Murad opened the public hearing at 7:00PM. Chairman Murad reviewed the details of the application and invited Mr. Mike McGovern of Concord Pools to present the details of the project to the Board. Mr. McGovern stated that the request for this variance has been submitted as the location of the proposed pool is the only financially feasible and safest location, as other locations do not have a direct line of sight. Board Member Knoll inquired if members of Board knew if the existing home was pre-existing, non-conforming use or if a variance had been granted in the past, as the house located on the parcel seems to also not meet the setback requirements. Chairman Murad indicated the house had been constructed for quite a few years, indicating it was built prior to current zoning requirements. Mr. McGovern stated that the proposed pool location, including fencing would not come out further than the footprint of the existing house and garage. Board Member Salem inquired if the dotted fence surrounding the proposed pool location was the fencing, to which Mr. McGovern responded affirmatively. Board Member Powers inquired if the fence would then also need a variance, to which other members of the Board stated no, as the fence would be located more than two (2) feet from the property line. Board Member Salem also inquired as to if other structures may be built around the proposed pool. Mr. McGovern indicated that a patio will be included, but not a raised deck; only stamped concrete or paving stones. Upon completion of the board discussion, members of the public were invited to speak in support of or in opposition to the project. No additional public comments were supplied.



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON SEPTEMBER 2, 2025
ON A REQUEST MADE BY TILDEN PROJECT LLC (TM# 19.21-1-69)
FOR AN AREA VARIANCE**

Board Member Knoll made a motion to close the public hearing. Said motion was seconded by Board Member Powers and carried to the following vote:

Chairman Murad - Aye
Board Member Salem – Aye
Board Member Powers – Aye
Board Member Gerald – Aye
Board Member Knoll - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk