



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON DECEMBER 2, 2025
ON A REQUEST MADE BY MEGHAN KNOLL (TM#9.-1-71)
FOR AN AREA VARIANCE**

Present: Ted Salem, Zoning Board of Appeals Member
Sharon Powers, Zoning Board of Appeals Member
Chuck Gerald, Zoning Board of Appeals Member
Meghan Knoll, Zoning Board of Appeals Member

Absent: Anthony Murad, Zoning Board of Appeals Chairman

Others Present: Lukas Coons, Conrad Coons, Michael Darcy, Ryan Darcy, Jim Carroll

**COLUMBIA COUNTY
LEGAL NOTICE**

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PUBLIC HEARING
ZONING BOARD OF
APPEALS
TOWN OF NEW
LEBANON**

**COLUMBIA COUNTY
NOTICE IS HEREBY
GIVEN**

This letter is to notify you that the New Lebanon Zoning Board of Appeals will be holding a Public Hearing on behalf of Meghan Knoll who is seeking an area variance located at 268 West Hill Road, New Lebanon, NY. The Public Hearing will take place on December 7, 2025 at 7:00 at the New Lebanon Town Hall located at 14755 State Route 22, New Lebanon. Anyone wishing to speak will be given an opportunity to be heard.

More information is available by contacting the Planning/Zoning Clerk at PZclerk@townofnewlebanon.com

By: Courtney Potter
Planning/Zoning Clerk

Town of New Lebanon,
NY

Prior to commencement of proof of publication being furnished, Board Member Knoll recused herself from the application before the board. Having been furnished and abutter notification mailings verified, Board Member Salem opened the public hearing at 7:34PM.

Ms. Knoll presented her application to the Board who would like to move a pre-built sauna on her property, which would be located 85 feet from an existing pond instead of the required 100 feet. Ms. Knoll explained the reasons for the location of the sauna installation including grading location issues, cost savings and ease of use.

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

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

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk