



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
December 2, 2025**

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

Absent: Anthony Murad, Zoning Board of Appeals Chairperson

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

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**I. Call to order:**

Board Member Salem called the meeting of the Zoning Board of Appeals to order at 7:00PM.

**II. Minutes review:**

Upon review of minutes from the November 4<sup>th</sup>, 2025 Public Hearing and Regular Meeting Minutes a motion to approve the minutes as drafted was made by Board Member Knoll and seconded by Board Member Powers and carried to the following vote:

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

**III. Regular Meeting/Case Review:**

**Case # PB-2025-023 – Zoning Interpretation – JoJo’s Dream LLC (TM# 19.2-1-88.1)**

Applicants are seeking zoning interpretation of Zoning Code (Ch. 205-14, §G, 6D) which states requirements pertaining to screening and surrounding land uses. Upon further discussion between the applicants and the Board, the applicants indicated they would be deferring a decision on interpretation to a later date. It is the intent of the applicants to be before the Board in January for a use variance application. Board Member Salem again inquired if that is the final decision of the applicants, with the applicants then indicated there would be no benefit to deferring to the next month in this instance.

With that in mind, the Board then further discussed, with Board Member Salem reiterating that the Zoning Board does not have jurisdiction to make a decision on the application. Board Member Gerald also reiterated that pursuant to state law, the Planning Board can decide to make any “reasonable” requirements in their decisions with the only other recourse being to file an Article 78 motion. Further discussion of the application continued with the applicants bringing forth an area variance application in January 2026.

At this time, Board Member Salem made the motion to accept an interpretation that screening is not required between the constituent or mixed uses and that natural boundaries outside the property itself constitute sufficient screening as required in the



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Code. Said motion was seconded by Board Member Geraldini and carried to the following vote:

Chairman Murad – Absent  
Board Member Salem – Nay  
Board Member Powers – Nay  
Board Member Geraldini – Aye  
Board Member Knoll – Aye

There was no quorum obtained, and said application was therefore denied.

**Case # PB-2025-020 – Area Variance – Knoll (TM# 9.-1-71)**

Additional Board discussion continued after the closure of the public hearing. The board discussed the five factors:

**1) Undesirable Change to the Neighborhood** – There would be no undesirable change to the neighborhood, as the sauna location is to be placed in an inconspicuous spot relative to the road and any surrounding neighbors.

**2) Feasible Alternatives** – Alternative locations were considered, however moving the sauna to another location would be costly as extensive excavation would need to occur. The location proposed is the only flat location closest to the subject property and existing electrical hookup is relatively close to the proposed location.

**3) Substantiality** – The request is not substantial, as the requested area variance will meet the existing footprint of the residence and no further changes.

**4) Adverse Impact Effect** – The area variance would not have an adverse impact as no major environmental changes will occur, the sauna will be screened from neighbors and the road.

**5) Self-Imposed Hardship** – The Board agreed with the applicant that this is a self-created hardship due to the topography of the property and due to other locations being non-visible from the residence, therefore creating a safety issue.

Upon completion of the five factors, a motion was made to approve the area variance for 15' relief of the required 100' set back requirement by Board Member Powers and seconded by Board Member Geraldini and carried to the following vote:

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



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**IV. Adjournment**

A motion was made by Board Member Geraldi to close the regular meeting, seconded by Board Member Powers and the motion was carried by the following vote:

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

Interim Chair Salem called the regular meeting to close at 7:55PM.

Respectfully submitted,

Courtney Potter  
Planning/Zoning Clerk