



**MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON January 6, 2026
ON A REQUEST MADE BY JOJO'S DREAM LLC (TM# 19.2-1-88.1)
FOR A USE VARIANCE**

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

Absent: Chuck Gerald, Zoning Board of Appeals Member

Others Present: Lukas Coons, Ryan Darcy, Michael Darcy, Mark Baumli

**COLUMBIA
COUNTY
LEGAL NOTICE**

**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 JoJo's Dream LLC who is seeking a use variance located at 660 US Route 20, New Lebanon, NY. The Public Hearing will take place on January 6, 2026 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

Upon proof of publication having been furnished and abutter notification mailings verified, Chairman Murad opened the public hearing on the above noted case at 7:05PM.

A review for the four pertinent factors were reviewed for members of the public at this time by Chairman Murad. After review of the four factors pertinent to the application, Chairman Murad made a motion to waive the review of SEQRA part 1, as the application would be a Type II action, due to the Environmental Notice provided by the applicants. At this juncture, Board Member Salem invited the applicants to present the application for further clarification on the application. The applicant provided an overview of the application, for MRB Dirt Works to operate and retrofit the old Theatre Barn building. A large portion of discussion was in reference to access to the property via the Lover's Lane residential road. Chairman Murad inquired as to what benefit would the applicant obtain with access to Lover's Lane to the parcel. Board Member Knoll indicated that perhaps the Board could make a condition in any such approval on this matter that no commercial access from Lover's Lane would be granted if warranted. Mr. Coons, as the applicant, stated the request was more of a convenience factor for Mr. Darcy, but was not a requirement of this application.

Members of the Public were invited to speak in support or opposition. Mr. Baumli stated that access to the parcel from the rear of Lover's Lane as requested by the applicant would be opposed by many along that particular road. No additional written or verbal comments were received on this application.

A motion was made by Board Member Salem to close the public hearing at 7:31pm with said motion seconded by Board Member Knoll and carried to the following vote:

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

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Board Member Geraldi - Absent

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk