



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
January 6, 2026**

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Present: Tony Murad, Zoning Board of Appeals Chairperson  
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, Michael Darcy, Ryan Darcy, Mark Baumli

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**I. Call to order:**

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 the December 2nd minutes a motion was made by Board Member Salem, seconded by Powers and carried to the following vote:

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

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

**Case No: PB-2025-027 – JoJo’s Dream LLC [TM# 19.2-1-88.1]**

Request for a use variance for a commercial trade’s operation.

Upon conclusion of the public hearing, the Board Members then discussed the factors applicable to this application. Those factors are as follows:

- 1) **Financial Hardship** – Due to the Department of Environmental Conservation (DEC) letter submitted by the applicant and under current zoning law, the Board concurs that the applicant can get no reasonable return on the property without said use variance.
- 2) **Uniqueness** – The Board acknowledges that this request for use variance is unique, in that this parcel is encumbered by a DEC order and any other uses would be more cumbersome than the applicant’s proposal.

- 3) **Compatibility** – The Board acknowledges and affirms that the proposed use is compatible with other uses surrounding the property, provided there is no access to said parcel from Lover’s Lane as requested by the applicant.
- 4) **Self-Created Hardship** – The Board acknowledges that this is a unique circumstance, as the Town Board changed the zoning area during the applicant’s ownership, with the Board concurring that this is not a self-created hardship.

Board Member Knoll motioned to approve the use variance, subject to the findings above with said motion seconded by Board Member Salem and carried to the following vote:

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

#### **IV. Adjournment**

A motion was made by Board Member Knoll to adjourn 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 – Absent  
Board Member Knoll – Aye  
Board Member Powers – Aye

Interim Chair Salem called the regular meeting to close at 7:36PM.

Respectfully Submitted,

Courtney Potter  
Planning/Zoning Clerk