MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON July 7, 2026
ON A REQUEST MADE BY UMAR KHAN (TM# 19.1-1-27)
FOR AN AREA 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
Chuck Geraldi, Zoning Board of Appeals Member

Others Present: Andrew Clark (Legal Counsel), Brendon Becker, Alicia Legland, Elizabeth Brutsch, Michael Brutsch, Dawn Brutsch, Amy Brueckmann, Matt Baker, Joshua Young, Abbie Shoobs, Adrian Shoobs, Peg Munves

COLUMBIA COUNTY
LEGAL NOTICE

PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW LEBANON

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 Umar Khan who is seeking an area variance for fence installation located at 830 US Route 20 , New Lebanon, NY. The Public Hearing will take place on July 7, 2026 at 7:00PM 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@townofnewlebanonny.gov

By: Courtney Potter

Planning/Zoning Clerk

Town of New Lebanon, NY

Upon proof of publication having been furnished and abutter notification mailings verified, Chairman Murad opened the public hearing on the above noted case at 7:01PM.

A cursory review of the application was presented to the Board by the applicants agent, Mr. Baker. Mr. Baker presented the application to the board, for the applicant's request to install an eight (8) foot fence on the western side of the subject parcel and a six (6) foot fence along the Route 20 Corridor for the purpose of security and deflection of oncoming headlights from the westerly direction. The board inquired if other alternatives such as curtains and/or blinds were considered by the applicant. Mr. Baker indicated that they had considered the alternative but security of passersby along the Route 20 corridor specifically led the applicant to resort to the fencing route. Mr. Baker indicated that the applicant had had some issues with people walking along on the applicant's property, that the applicant was seeking to relieve his security
concerns with.

Members of the Public were invited to speak in support or opposition. No verbal comments nor written comments were received.

A motion was made by Board Member Salem to close the public hearing at 7:05pm 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
Board Member Geraldi - Aye

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk