MINUTES OF A PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON AUGUST 4, 2026
ON A REQUEST MADE BY MICHAEL & DIANE LAROSE (TM# 8.-2-76.4)
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
Absent:	Chuck Geraldi, Zoning Board of Appeals Member
Others Present:	Michael LaRose, Robert Murray

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 Michael and Dina LaRose who is seeking an area variance to allow constructions of a single family home on a 4.72 acre parcel located on Avery Hand Lane, in the Town of New Lebanon, NY. The Public Hearing will take place on August 4, 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@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 at 7:00PM.

A cursory review of the application was presented to the Board by the applicant, stating that when the parcel he purchased in 2025 was subdivided, it was subdivided to an acreage of 4.7 acres. When Mr. LaRose made submissions to the Building Department to begin construction of a single-family residence, it was noted that the lot size was smaller than current zoning allowed for.

Members of the Public were invited to speak in support or opposition. Robert Murray, an abutter, spoke to the Board and indicated that he had no objection to the proposed project.

A motion was made by Board Member Salem to close the public hearing at 7:02pm 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 - Absent

Respectfully submitted,

Courtney Potter
Planning/Zoning Clerk