Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
August 4, 2026

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 Geraldi, Zoning Board of Appeals Member
Others Present:	Michael LaRose, Robert Murray

I. Call to order:

Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:00PM.

II. Minutes review

Minute review were temporarily postponed at this meeting due to clerk illness.

III. Regular Meeting/Case Review:

Case No: PB 2026-006 – Area Variance – Michael & Dina LaRose – TM# 8.-2-76.4
Applicant(s): Michael & Dina LaRose

Applicant seeking area variance for the construction of a single-family residence.

Upon conclusion of the public hearing, the Board indicated to the applicant that an application for an area variance was not necessary, as the Zoning Board of Appeals cannot rule on a decision as made and approved by the Town of New Lebanon Planning Board.

As such, a motion was made by Board Member Salem to indicate that the subject parcel in question was a legally non-conforming lot and said request for area variance was not necessary. Said motion was seconded by Board Member Knoll and carried to the following vote:

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

IV. Adjournment

A motion was made by Board Member Salem to adjourn the regular meeting, seconded by Board Member Knoll and the motion was carried by the following vote:

Chairman Murady - 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 7:11PM.

Respectfully Submitted,

Courtney Potter
Planning/Zoning Clerk