



Present: John Dax, Chairman
Ted Krolikowski, Zoning Board Member
Tony Murad, Zoning Board Member
Phyllis Stoller, Zoning Board Member
Jeannine Tonetti, Zoning Board Member

Absent: Charles Geraldi, Zoning Board Member
Jeff Hattat, Zoning Board Member

Others Present: Fiona Lally, Carin deJong, Joanne Johnson, Robert Johnson, Robert
Mitnight

I. Call to Order:

Chairman Dax called the regular meeting of the Zoning Board of Appeals to order at 7:35 pm.

II. Minutes Review:

Upon Review of the May 4, 2010 minutes, a motion was made by Phyllis Stoller , seconded by Jeannine Tonetti to approve them as submitted. The motion carried upon the following vote:

Chairman Dax	Aye
Charles Geraldi	Absent
Jeff Hattat	Absent
Ted Krolikowski	Aye
Tony Murad	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

III. Application Review:

Case No. 10-005: Robert Mitnight – TM# 7.-2-20.11 [Appeal]

A request has been made for an appeal of a decision of the ZEO dated 02/12/2010. The applicant had applied for a Pole Barn for storage and maintenance of agricultural equipment on 1/26/10. The application was denied by the ZEO due to various reasons listed on his 2/12/2010 'memo for the record'

The public hearing scheduled for Mr. Mitnight could not be officially opened as Mr. Mitnight informed the Board that he has not yet sent out abutter notifications and that this application is on hold for now.

Carin deJong on Behalf of LV Farmer's Market (TM#19.2-1-51)

A request has been made to operate a Farmer's Market at the Midtown Mall on Route 20. Application has been denied by the ZEO on the basis that a flea market requires a special permit.

Chairman Dax observed that there has been a slight error on the ratio of parking that is depicted on the site plan and that it needs to be increased to 70%. Carin deJong stated that there would be no issue in revising the plan to meet that requirement.

Upon SEQR review the Board determined that no adverse impacts would likely result from the grant of the applicaiton. A motion was made by Jeannine Tonetti, seconded by Phyllis Stoller to authorize Chairman Dax to sign the completed Short SEQR form. The motion carried on the following vote:

Chairman Dax	Aye
Charles Gerald	Absent
Jeff Hattat	Absent
Ted Krolikowski	Aye
Tony Murad	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

Chairman Dax moved to approve the application and to grant the requested permit subject to the following conditions:

1. LVFM shall operate the permitted use as a Producer Only Farmers Market.
2. LVFM shall operate the permitted use substantially as contemplated by the "Lebanon Valley Farmer's Market at Mid-Town Mall Rules and Policies for the Summer 2010 Season", [attached].
3. LVFM shall provide the ZBA clerk with a copy of a fully executed lease between it and the owner of the Mid-Town mall property with, at its option, any proprietary information redacted.

The motion was seconded by Tony Murad and carried on the following vote:

Chairman Dax	Aye
Charles Gerald	Absent
Jeff Hattat	Absent
Ted Krolikowski	Aye
Tony Murad	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye

V. Adjournment

The meeting adjourned by general consensus at 8:35 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk