



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON FEBRUARY 8, 2011
ON A REQUEST MADE BY HANNAFORD BROS. CO. (TM# 19.2-1-58.2)
FOR A(N) AREA VARIANCE, AN VARIANCE FROM SIGNAGE REQUIREMENTS
AND A VARIANCE FROM SIZE OF A PARKING AREA NOT SEPARATED BY LANDSCAPED
AREAS**

Present: John Dax, Chairman
Jeff Hattat, Zoning Board Member
Tony Murad, Zoning Board Member
Phyllis Stoller, Zoning Board Member
Jeannine Tonetti, Zoning Board Member
Charles Geraldi, Zoning Board Member

Others Present: Bill Hoffman, Kent Pratt, J.J. Johnson-Smith, Bob Smith

CALL TO ORDER:

Proof of publication and notification having been provided, Chairman Dax opened the public hearing 7:36 pm.

PUBLIC COMMENT:

Mr. Hoffman summarized that Hannaford Bros. Co. is seeking three (3) variances as follows:

1. An area variance from the front yard setback requirement prescribed in Section 7.1 of the Zoning Law allowing a corner of the planned supermarket building to extend into the Route 5A "front yard" setback up to 34.92 feet beyond the 75 foot limit.
2. A variance from the size limitation on signs prescribed by Section 3-E(a) of the Sign Law to allow placement of a building-mounted sign of 150 square feet, exceeding the size limitation by 126 square feet.
3. An area variance from the limitation on the size of any contiguous, undivided parking lot prescribed by Section 9.1.7 of the Zoning Law, allowing for a parking lot, undivided by landscaping, of 34,145 feet, exceeding the limit of 12,000 square feet.

One member of the public, Mr. Hayes [17 West Street/Cty Rt. 5A], commented on the desirability of adding a fence to buffer Route 5A from the drive-through pharmacy. The ZBA noted that the comment did not address any of the requested variances and recommended that Mr. Hayes bring his concern to the attention of the Applicant and the Planning Board. No other comments were received.

A motion was made by Chairman Dax seconded by Jeff Hattat, and approved to close the public hearing at 7:43 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk