



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF  
THE TOWN OF NEW LEBANON HELD ON MAY 4, 2010  
ON A REQUEST MADE BY PAUL ST. GERMAIN (TM# 10.3-1-35.2)  
FOR A(N) SPECIAL PERMIT TO OPERATE AN HO2**

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Present: John Dax, Chairman  
Chuck Gerald, Zoning Board Member  
Jeff Hattat, Zoning Board Member  
Tony Murad, Zoning Board Member  
Phyllis Stoller, Zoning Board Member

Absent: Jeannine Tonetti, Zoning Board Member

Others Present: Kent Pratt, Blossom Hasher, Louise Gilbert, James Moore, Charles Banker, Mr. Ingersoll, Mr. Weaver, Paul and Lisa St. Germain, JJ Johnson-Smith, Bob Smith, Pierre Joseph

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**CALL TO ORDER:**

With proof of publication having been provided, Chairman Dax called the public hearing to order at 7:32 pm.

**Case No: ZBA-2011-016 – Paul St. Germain [TM# 10.3-1-35.2]**

Request for an SUP for a HO2. Applicant wishes to construct a studio for the purpose of a home occupation to design & construct custom furniture

**PUBLIC COMMENT:**

Blossom Hasher: 58 Poole Hill Rd:

Ms. Hasher stated that she is an abutter and has submitted two letters for the file expressing her concerns. She summarized that she believes the proposal is for a commercial operation and is concerned about the noise and the change in character of the residential neighborhood. She also expressed that the access to the applicants property is through her property and is concerned about the increased traffic due to fed ex and ups deliveries and potential growth of the operation as well as the potential damage to her culvert.

Charles Banker :

Mr. Banker stated that he too is an abutter. He stated that he was involved in the Zoning Re-write Committee and in his opinion is that a Home Occupation is in keeping with the zoning regulations because the intent of Home Occupations was so that residence could earn a living. He furthered that he believes that the noise level is not beyond the standard. Mr. Banker stated that he is a wood worker himself and had asked a neighbor to listen while he worked and the neighbor stated that he couldn't hear it. If the operation were to grow, he feels that the applicant would then undergo further Zoning Board review to increase from an HO2 to an HO3

A motion was made by Tony Murad seconded by Jeff Hattat, and approved to close the public hearing at 7:41 pm.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk