



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON JULY 5, 2011
ON A REQUEST MADE BY PIERRE JOSEPH (TM#19.2-1-68)
FOR A(N) SPECIAL PERMIT**

Present: Tony Murad, Acting Chairman
Charles Geraldi, Zoning Board Member
Phyllis Stoller, Zoning Board Member
Jeannine Tonetti, Zoning Board Member

Absent: John Dax, Chairman
Jeff Hattat, Zoning Board Member

Others Present: Pierre Joseph, JJ Johnson-Smith, Bob Smith, James Moore

CALL TO ORDER:

The public hearing was called to order at 7:42 pm by Acting Chairman Murad.

BOARD COMMENT: It was noted that Mr. Joseph was missing one abutter notification certified mailing receipt. Acting Chairman Murad stated that the public hearing could not be open without this proof of mailing especially since Paul Clark, owner of the Tilden Plaza is a major abutter. However, Chuck Geraldi and Jeanine Tonetti felt that the public hearing could be opened and then held open until the next meeting. Acting Chairman Murad stated that he would accept a verbal comment from Mr. Clark if Mr. Joseph could reach him by phone. Mr. Joseph was unsuccessful and only reached Mr. Clark's voice mail. Acting Chairman Murad instructed Mr. Joseph to obtain a letter from Mr. Clark and submit it to the p/z clerk who would then contact the ZBA members to coordinate a special meeting. Jeanine Tonetti asked Mr. Joseph if he was facing any deadlines for beginning his project to which Mr. Joseph replied 'no' and that if he has to wait until the next regularly meeting it would not hold up his plans.

PROOF OF PUBLICATION AND POSTING:

Proof of publication was provided as follows:

**LEGAL NOTICE
PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW LEBANON
COLUMBIA COUNTY**

NOTICE IS HEREBY GIVEN that the Town of New Lebanon Zoning Board of Appeals will hold a Public Hearing on a request made by Pierre Joseph for a Special Permit to convert exiting office space into a residential living unit creating a two family dwelling in the commercial zone. The property is located at 536 Route 20.

The Public Hearing will take place on Tuesday, July 5, 2011 at 7:30 P.M. at the American Legion Hall, 7 Mill Road, New Lebanon. This building is NOT wheelchair accessible. This meeting will be relocated to the New Lebanon Firehouse upon request. Anyone seeking this accommodation must call the Planning/Zoning Clerk at (518) 794-8884 at least 48 hours prior to the meeting. Anyone wishing to speak will be given an opportunity to be heard.

More information is available by contacting the Planning/Zoning Clerk at 794.8884 during normal business hours.

PUBLIC COMMENT: No comments or written communications were received by the public.

The public hearing was held open and is to be continued.

Respectfully submitted,

Cissy Hernandez, Planning/Zoning Clerk