



Present: Anthony Murad, Zoning Board of Appeals Chairman
Ted Salem, Zoning Board of Appeals Member
Phyllis Stoller, Zoning Board of Appeals Member
Jeannine Tonetti, Zoning Board of Appeals Member

Absent: Jeff Hattat, Zoning Board of Appeals Member

Others Present: Matthew Larabee, Bruce Baldwin, Mike Munsinger

I. Call to order:

Upon closing the public hearing scheduled for M&Ms Taproom and Tavern, Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:46 pm.

II. Review of December 2, 2014 meeting minutes

Since a copy of the minutes were not immediately available for review by members present, Chairman Murad deferred this item until the Board's next meeting.

III. Regular Meeting/Case Review:

Case No. ZBA-2014-008- M&Ms Taproom & Tavern at the Midtown Mall [TM# 19.2-1-51]
Request for an area variance to construct a roof mounted oversized sign

The Board discussed the application, the public hearing having been closed. Chairman Murad asked Mike Munsinger to re-state his reasons for requesting the 9' x 5.6' sign, which would represent a doubling of the authorized sign size of 24 sf. Mr. Munsinger, per the Board's previous request, presented a mock-up of the sign in the context of the present building, although the sign size on the mock-up was somewhat larger than what would be the case if constructed. He explained that the width would roughly equal that of the span of the two entrance doors and that the height was needed to present all of messaging on the sign as well as be visible from Rte 20. In response to questions from members, he also noted:

- That the siding of the store front façade would be a different color and pattern than the adjoining mall storefronts;
- The sign would be lit from below (eave);
- That the eave to peak of the roof height was 9 feet.

There followed discussion with members Tonetti and Salem expressing concern that the hardship presented did not justify the level of variance requested and that the signage in the front of the mall will more likely attract business than the sign over the storefront. Chairperson Murad noted that the distinct nature of the façade was in itself signage. He and member Stoller noted other sign variances in town and the need to attract attention from Rte 20.

Following this discussion, Chairperson Murad moved to approve a variance of 9' x 4' - 36 sf, representing a variance of 12 sf to be placed as represented over the doors on the lower roof. Member Stoller seconded. The Board determined that the hardship warranting this variance was to increase visibility of the sign given the remoteness of the business storefront from Rte 20, as well as a narrow viewing window for southbound traffic (there being no viewing window for northbound traffic). The votes were

Anthony Murad	aye
Ted Salem	aye
Phyllis Stoller	aye
Jeannine Tonetti	aye
Jeff Hattat	absent

The meeting was adjourned at 8:15 PM

Respectfully submitted,

Ted Salem