



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON JULY 5, 2016
ON A REQUEST MADE BY MEALNIE HUNT, OWNER OF THE
BLUEBERRY HILL CAFÉ' [TM# 19.2-1-55.2] FOR
FOR AN AREA VARIANCE TO INSTALL A STORAGE CONTAINER TO BE UTILIZED
IN THREE PARTS: A WALK-IN COOLER; A FREEZER AND DRY STORAGE**

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

Others Present: Richard Beckwith, Steve Clark, Pat Farnan, Glenn Westfall, Jeff VanDeusen, Mark Baumli, Melanie Hunt, Dolores Meissner, Greg Hanna, Julia Pomeroy

Case No.: ZBA-2016-005-: Melanie Hunt (Blueberry Hill Café) TM# 19.2-1-55.2

Request for a 14.5 ft. area variance in order to install a walk-in cooler; freezer and dry storage combination

Ms. Hunt submitted her certified mailing receipts but forgot a copy of the actual abutter letter. She did have a digital copy of the letter on her tablet that the Board verified with the understanding that Ms. Hunt would submit a hard copy later for the file.

Upon proof of publication, Chairman Murad opened the public hearing at 7:46 pm.

No members of the public offered comment. A letter submitted by the Lebanon Valley Protective Association, dated July 29, 2016, in favor of the request was read allowed by the Chairman.

Jeff Hattat moved to close the public hearing at 7:50. Phyllis Stoller seconded the motion that carried on the following vote:

Jeff Hattat	Aye
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Aye
Anthony Murad	Aye

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk