

**TOWN OF LEBANON**  
**ZONING BOARD OF APPEALS**  
Thursday, September 14, 2023 ~ 7:00 p.m.  
Lebanon Town Hall  
**SPECIAL MEETING**  
**MINUTES**

PRESENT: David Geligoff, Chairman  
Donna Skaats, Vice Chairman  
Keith Sczurek  
Eilleen Weinsteiniger  
Scott McCall  
John Noblet, Alt.  
Philip Ziel, Alt.  
ABSENT: Michael Ninteau, Alt.

- 1) Call to Order:  
The September 14, 2023 Special Meeting of the Town of Lebanon Zoning Board of Appeals was called to order by the Chairman David Geligoff at 7:00 p.m.
- 2) Approval of Minutes of Previous Meetings:
  - a. Ms. Skaats made a motion to approve the December 15, 2022 Special Meeting Minutes, Mr. Sczurek seconded, and the Board unanimously voted to approve the minutes as presented. Abstained: Ziel, McCall, Weinsteiniger.
  - b. Mr. Sczurek made a motion to approve the December 15, 2022 Regular Meeting Minutes, Ms. Skaats seconded and the Board unanimously voted to approve the minutes as presented. Abstained: Ziel, McCall, Weinsteiniger.
- 3) New Business
  - a. ZBA-23-1: Distinctive Farms LLC, 92 Church Road, Assessors Map 266, Lot 32. Appeal of Cease and Desist Order made by Zoning Enforcement Office per Zoning Section 9.2e. Request by applicant to extend opening of public hearing.  
  
The board reviewed letters received from attorneys Alter & Pearson LLC dated August 25, 2023 and Heller, Heller & McCoy dated September 5, 2023, requesting an extension of the start of the public hearing.  
  
A motion was made by Ms. Skaats to grant an extension of the date for the commencement of the public hearing for the appeal from Distinctive Farms LLC, to November 16, 2023. The motion was seconded by Ms. Weinsteiniger and the board voted unanimously approve the motion.
  - b. Review draft ZBA 2024/2025 Calendar of Meeting Dates for approval.  
Ms. Weinsteiniger made a motion to set the meeting dates as presented in the draft as the ZBA monthly meeting dates in 2024 to January 2025. The motion was seconded by Mr. McCall and the board voted unanimously to approve the motion.
- 4) Correspondence  
The CFPZA Newsletter Summer 2023 will be distributed at the next meeting.
- 5) Adjournment:  
Ms. Skaats made a motion to close the special meeting, seconded by Mr. Sczurek. The motion was unanimously approved and the board adjourned at 7:14 p.m.

Respectfully Submitted,  
Holli E. Smith, Recording Secretary  
September 19, 2023

*(Minutes are unapproved as of transcription date.)*