



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: Dennis Lemner, Clint Corbett, Lloyd Church

I. Call to order:

Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:30 pm

II. Review of July 1, 2014 meeting minutes

Upon review of the July 1, 2014 minutes a motion was made by Jeff Hattat, seconded by Ted Salem to accept them as submitted. The motion was carried unanimously.

III. Regular Meeting/Case Review:

Case No. ZBA-2014-005- John Caiola for Ruth Petell [TM# 19.2-1-8]

Deliberation: area variance to construct a two car garage at 85 Lover's Lane

Chairman Murad stated that he drove by the property and observed the situation and asked if anyone had any questions.

Ted Salem moved to grant a 40 ft. area variance from the center of the road to construct the two car garage due to the hardship of the topography and the size of the lot. Jeannine Tonetti seconded the motion that carried on the following vote:

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

Case No. ZBA-2014-006- Clint Corbett for Alan Madison [TM# 27.-1-74]

Deliberation: area variance for a deck located at 217 Kelly Road

Jeannine Tonetti moved to grant the 10 ft. side setback area variance and the 24.5 rear setback area variance for the construction of the deck due to topography, lot size and that no abutters expressed and issue. Phyllis Stoller seconded the motion that carried on the following vote:

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

Case No. ZBA-2014-007- Lloyd Church [TM# 19.-1-39.111]

Request for an area variance to construct a residential addition located at 352 Churchill Lane

Upon review of the application Ted Salem asked if the addition extends beyond the existing house because of aesthetic reasons. Mr. Church replied: "Yes. The edge of the property is 36 ft to the edge of the road and 46 ft. to the center. However; the center of the road changes all the time. The well is situated on the opposite end and the septic is located at the rear.

Jeannine Tonetti requested that the applicant revise his current plot plan because what appears to be the center of the road depicted on the map is not really the center of the road. The map appears to show some sort of buffer area from the edge of the property line. She feels it would better clarify the request if the plot plan was revised to show the measurement to the true center of the road. It was also suggested that the applicant provide an elevation drawing of the house.

Jeff Hattat moved to schedule the public hearing for the next regularly scheduled meeting to be held on September 2, 2014. The motion was seconded by Ted Salem and carried on the following vote:

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

IV. Adjournment:

The meeting adjourned at 8:30 pm

Respectfully submitted,


Cissy Hernandez
Planning/Zoning Clerk



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON AUGUST 5, 2014
ON A REQUEST MADE BY JOHN CAIOLA FOR RUTH PETELL [TM# 19.2-1-8]
OR AN AREA VARIANCE TO CONSTRUCT A TWO CAR GARAGE ON LOVER'S LANE**

Present: Tony Murad, Zoning Board of Appeals Member
Jeff Hattat, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member
Phyliss Stoller, Zoning Board of Appeals Member
Jeannine Tonetti, Zoning Board of Appeals Member

Others Present: Dennis Lemner, Clint Corbett, Lloyd Church

Case No. ZBA-2014-005- John Caiola for Ruth Petell [TM# 19.2-1-8]
Request for an area variance to construct a two car garage at 85 Lover's Lane

Chairman Murad opened the public hearing from last month's meeting at 7:30 pm.

No members of the public offered comments. Chairman Murad closed the public hearing at 7:31 pm.

Respectfully submitted,

Cissy Hernandez
Cissy Hernandez
Planning/Zoning Clerk



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF NEW LEBANON HELD ON AUGUST 5, 2014
ON A REQUEST MADE BY CLINT CORBETT FOR ALAN MADISON [TM# 27.-1-74]
FOR AN AREA VARIANCE TO CONSTRUCT A DECK ON KELLY ROAD**

Present: Tony Murad, Zoning Board of Appeals Member
Jeff Hattat, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member
Phyliss Stoller, Zoning Board of Appeals Member
Jeannine Tonetti, Zoning Board of Appeals Member

Others Present: Dennis Lemner, Clint Corbett, Lloyd Church

Case No. ZBA-2014-006- Clint Corbett for Alan Madison [TM# 27.-1-74]

Deliberation: area variance for a deck located at 217 Kelly Road

Chairman Murad opened the public hearing from last month's meeting at 7:31 pm.

No members of the public offered comments. Chairman Murad closed the public hearing at 7:32 pm.

Respectfully submitted,

Cissy Hernandez
Cissy Hernandez
Planning/Zoning Clerk



TOWN OF NEW LEBANON
ZONING BOARD OF APPEALS

APPEAL ACTION

REFERENCE: TM# 27.-1-74

Dated: August 5, 2014

ACTION OF THE ZONING BOARD OF APPEALS OF THE
TOWN OF NEW LEBANON, NEW YORK

TO: APPLICANT:
CLINT CORBETT
217 KELLY ROAD
EAST CHATHAM, NY 12060

PROPERTY OWNER:
ALAN MADISON
PO BOX 100
CHATHAM, NY 12037

The public hearing on the request of Clint Corbett for Alan Madison for a 10 ft. side setback variance and a 24.5 ft. rear setback variance to construct a deck as depicted in the submitted drawing on property located at 217 Kelly Road. All abutters were notified and no one appeared at the public hearing. The ZBA, after due discussion and deliberation, herewith determines that due to the hardship of the small lot size, difficult terrain, and lack of immediate abutters that no adverse impact would occur either to neighbors or the Town. Jeannine Tonetti moved to grant both variances. Phyllis Stoller seconded the motion that carried on the following vote:

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

Cissy Hernandez for Anthony Murad, Chairman

Tony Murad, Chairman
Zoning Board of Appeals
Town of New Lebanon



TOWN OF NEW LEBANON
ZONING BOARD OF APPEALS

APPEAL ACTION

REFERENCE: TM# 19.2-1-8

Dated: August 5, 2014

ACTION OF THE ZONING BOARD OF APPEALS OF THE
TOWN OF NEW LEBANON, NEW YORK

TO: APPLICANT:
JOHN CAIOLA
206 OLD GALE HILL ROAD
EAST CHATHAM, NY 12060

PROPERTY OWNER:
RUTH PETELL
85 LOVER'S LANE
NEW LEBANON, NY 12125

The public hearing on the request of John Caiola for Ruth Petell for a 40 ft. front setback variance to construct a 24x30 two car garage on property located at 85 Lover's Lane. All abutters were notified and no one appeared at the public hearing. The ZBA, after due discussion and deliberation, herewith determines that due to the hardship of the small lot size and difficult terrain that no adverse impact would occur either to neighbors or the Town. Ted Salem moved to grant the 40 ft. variance from front setback requirements. The motion was seconded by Jeannine Tonetti and carried on the following vote:

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

Cissy Hernandez for Anthony Murad, Chairman

Tony Murad, Chairman
Zoning Board of Appeals
Town of New Lebanon