



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
August 02, 2022**

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

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**I. Approval of Minutes**

June 07, 2022

Board Member Tonetti made a motion to approve the minutes. Board Member Stoller second the motion. The vote carried as follows:

Chairman Anthony Murad- Aye  
Board Member Ted Salem- Aye  
Board Member Jeanine Tonetti- Aye  
Board Member Charles Gerald- Aye  
Board Member Phyllis Stoller- Aye

Board Chairman Murad opened the public hearing at 7:02 PM.

**I. Public Hearing**

**Case No. ZBA 2022-004 Lindsay Robert TM # 28.-1-57**

Area Variance. Applicant is seeking a 24' area variance to erect an attached garage to the residence. The property is located at County Route 5, New Lebanon, NY.

Ms. Robert explained that she would like to install an attached garage to her home. There is no room for a detached garage on the side of the property, and the home sits on top of a hill. The property is 51 feet from the property line and has a 75-foot setback.

Board member Salem made a motion to close the Public Hearing. Board Member Stoller second the motion. The vote carried as follows:

Chairman Anthony Murad- Aye  
Board Member Ted Salem- Aye  
Board Member Jeanine Tonetti- Aye  
Board Member Charles Gerald- Aye  
Board Member Phyllis Stoller- Aye

Respectfully Submitted,

Michelle Bienes  
ZBA Clerk