



**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. Regular Meeting**

**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.

Board Chairman Murad explained to the applicant that there are five standards that need to be Reviewed in order to receive an area variance,

- 1- Compatibility with the neighborhood.
- 2- Is there an alternative? The garage not being attached to the residence would be impractical.
- 3- Substantiality- Is the area variance substantial. The request is substantial but the total area needs to be taken into consideration.
- 4- Environmental issues- none.
- 5- Is it a self-created hardship? Yes, this is a self-created hardship because the property owner purchased the property knowing that an addition would need an area variance.

Board Member Tonetti stated that there would not be an impact on anyone if the variance was Granted. A 26-foot variance is not impactful.

Board member Tonetti made a motion to approve the 26-foot area variance for an installation of an attached garage. Board Member Salem 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 Member Gerald made a motion to close the Zoning Board of Appeals meeting. Board Member Salem 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