



**Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
June 6, 2023**

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

Absent: Charles Gerald, Zoning Board of Appeals Member

Others in Attendance: Deborah Gordon, Bill Iverson

I. Call to Order 7:05pm

II. Public Hearing

Case No. ZBA 2023-003 Deborah Gordon TM # 18.-1-7710.3-1-49
Area Variance. two-story porch to one side of house.

Deborah Gordon explained that the existing structure doesn't meet any of the setbacks; it's on 1/13th of an acre. She wants to build a two-story porch facing the downhill side to enjoy the view. She is currently rehabbing this old schoolhouse and plans to move there when it is completed. She does not wish to merge this property with her current, adjoining property as she plans to sell that.

Mr. Inversen did not wish to offer comments, other to express support for what Deb wants to do.

Motion to close the Public Hearing made at 7:12 by board member Salem and seconded by board member Stoller. the vote carried as follows:

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

III. Regular Meeting

Board Chairperson Murad opened the regular meeting at 7:12pm

The ZBA further discussed merging the two properties pointing out that this may be a downstream issue for the applicant but not a barrier to the ZBA's current decision. The ZBA made the following findings:

1. Compatibility with the neighborhood. All agreed.
2. is there an alternative. No
3. Substantiality. No

- 4. Environmental issue. No
- 5. Self imposed hardship. Yes

Board member Tonetti made a motion to approve a 5 foot by approx. 20 foot two-story porch on the south side of the structure. Seconded by member Salem. the vote carried as follows:

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

Board reviewed May 2nd meeting minutes and board member Salem made a motion to accept them into the records, Board Member Stoller seconded.

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

Board Chair Murad made a motion to close the Zoning Board of Appeals meeting at 7:20 PM . 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-	Absent
Board Member Phyllis Stoller-	Aye

Respectfully Submitted,

Samantha Long
ZBA Clerk