



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
February 6th, 2024**

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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

Absent:

Others in Attendance: Fred Haley

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**I. Call to Order 7:00pm**

**II. Public Hearing**

**Case No: ZBA 2024-001– Area Variance [TM # 8.-2-30.1]**

Area Variance for minor subdivision

**Property Owner:** Harry Hicks

**Surveyor:** Fred Haley

Harry R Hicks is requesting a minor subdivision for property at 1238 and 1242 US Rt. 20. Currently there are two residences on this property. The purpose is to create two separate lots. The property is 56,000 sq. ft. and is in the General Commercial zone. The minimum lot size in the zone is 30,000 sq. ft. so at least one lot resulting from the subdivision will be nonconforming.

Motion to close the Public Hearing made at 7:09pm by board member Salem and seconded by board member Tonetti. the vote carried as follows:

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

**III. Regular Meeting**

Board Chairperson Murad opened the regular meeting at 7:09pm

The Board reviewed the five factors:

1. As the structures already exist, there will be no change to the character of the neighborhood
2. There is no other reasonable alternative

3. The variance creating the lot at 1238 US Rt 20 is substantial, but not significant.
4. There are no environmental issues
5. There is no self-created hardship, as both structures were in place before the Town adopted zoning

The Board then voted to GRANT the variance as shown on the Plot Plan drawn by Frederick Haley PLS.

Board member Salem made a motion to approve the request for the three area variances Seconded by member Tonetti. the vote carried as follows:

Chairman Anthony Murad-	Aye
Board Member Ted Salem-	Aye
Board Member Jeanine Tonetti-	Aye
Board Member Charles Geraldi-	Aye

Board reviewed December 5<sup>th</sup> meeting minutes and board member Salem made a motion to accept them into the records, Board Member Tonetti seconded.

Chairman Anthony Murad-	Aye
Board Member Ted Salem-	Aye
Board Member Jeanine Tonetti-	Aye
Board Member Charles Geraldi-	Aye

Board Member Geraldi made a motion to close the Zoning Board of Appeals meeting at 7:26 PM . 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 Geraldi-	Aye

Respectfully Submitted,

Samantha Long  
ZBA Clerk