



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

Absent: Jeff Hattat, Zoning Board of Appeals Member

Others Present: Pat Alderdice

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. Minutes review

Upon review of the June 2, 2015 meeting minutes a motion was made by Ted Salem, seconded by Phyllis Stoller and unanimously carried to approve them as submitted.

III. Regular Meeting/Case Review:

Case No: ZBA-2015-003-: Bill O;Neil [28.-1-56] Agent: Pat Alderdice

[Preliminary] Request for 15 ft. area variance to construct an attached enclosed mud room and two car garage to the side of the house on property located at 2143 Ct. Rt. 5

Chairman Murad informed the applicant that tonight is a preliminary meeting in order to gather information about the request.

Mr. Alderdice stated that he has submitted written consent to act on behalf of the property owner, Bill O'Neil. There are physical impediments on this property which creates a hardship to construct the attached enclosed mud room and two car garage. The driveway goes uphill and the only fairly level location is the extended parking area but will still have to grade it because it is not completely level.

Jeannine Tonetti asked why the property owners built in that location of the property. Mr. Alderdice said that the current owners did not build the house; the O'Neill's purchased the property last year. Chairman Murad said that it was because of the dramatic view.

Ted Salem asked about the directly abutting property owner at lot #64. Chairman Murad said that there is no house on that lot; its current owners live across Old Ghost Road.

Jeannine Tonetti asked if Mr. Alderdice would submit an elevation drawing. Mr. Alderdice said that he will submit them for the next meeting.

Ted Salem moved to set the public hearing for the next regularly scheduled ZBA meeting which falls on October 6, 2015. Phyllis Stoller seconded the motion which was carried on the following vote:

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

New Business:

Jeannine Tonetti announced that she will be absent for the October 6, 2015 meeting

IV. Adjournment:

The meeting adjourned at 7:50 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk