



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: Fran Amlaw, Joanne Amlaw

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**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. Regular Meeting/Case Review:**

**Case No. ZBA-2015-001- Joanne Amlaw (20.1-1-8)**

Request for variance from 60 ft road frontage requirement in connection with a subdivision application currently under Planning Board review

Chairman Murad announced that he would be willing to recuse himself from the proceedings due to his family being abutters to the Amlaw property but further explained that if he did recuse himself the applicants would need three affirmative votes on their request. Fran Amlaw indicated that he trusted Chairman Murad and saw no reason for him to recuse himself.

Joanne Amlaw explained that her father left the family house to her and the gravel bed to all of the five children. So they now would like to subdivide the gravel bed portion from the residential lot using the existing shared driveway as a shared driveway for both lots and were referred to the ZBA by the Planning Board for a variance because they cannot meet the 60ft. of road frontage requirement.

The Board asked if the gravel bed would continue to be used as a gravel bed. Fran Amlaw indicated that there is a reclamation bond currently in effect and that the amount of materials left is minimal. The bond is for 48,000.00 and nothing can happen until the State is satisfied.

The current issue is that the subdivision cannot be approved unless the gravel bed has 60ft. of road frontage and currently only has 20ft. which is the width of the shared driveway. The driveway cannot be widened to 60ft due to structures in the way. Other recommendations from the Board were discussed regarding various configurations that may be considered.

The Board's consensus was not to grant the requested variance as they felt that there was enough property and/or other options could be made to meet the 60ft. road frontage requirement without the need for a variance. Additionally, they felt that a 40ft. area variance was too large of a variance as their responsibility is to grant the least amount of variance as possible.

A motion was made to ~~decline the requested variance~~ schedule the public hearing for May 5, 2015. The motion was seconded and passed unanimously on the following vote:

Anthony Murad	aye
Ted Salem	aye
Phyllis Stoller	aye
Jeannine Tonetti	aye
Jeff Hattat	absent

The meeting was adjourned at 8:15 PM

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk