



Town of New Lebanon
Zoning Board of Appeals Minutes –unapproved
October 6, 2015

Present: Anthony Murad, Zoning Board of Appeals Chairman
Jeff Hattat, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member
Phyllis Stoller, Zoning Board of Appeals Member

Absent: Jeannine Tonetti, Zoning Board of Appeals Member

Others Present: Bill O'Neill, Jane Aronson and Pat Alderdice

I. Call to order:

Upon closing the public hearing on Case No: ZBA-2015-003- Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:33 pm.

II. Minutes review

Upon review of the September 1, 2015 meeting minutes a motion was made by Ted Salem, seconded by Jeff Hattat 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

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

The ZBA, after due discussion and deliberation determined that the subject property is encumbered by site conditions and that no adverse impact would occur either to neighbors or the Town. Ted Salem moved to grant the 15 foot area variance as requested. The motion was seconded by Phyllis Stoller and carried on the following vote:

Tony Murad	Aye
Jeff Hattat	Aye
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Absent

IV. Adjournment:

The meeting adjourned at 7:45 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk



TOWN OF NEW LEBANON
ZONING BOARD OF APPEALS

APPEAL ACTION

REFERENCE: TM# 28.-1-56
ZBA-2015-003-

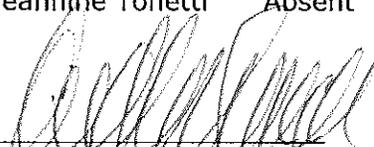
Dated: October 6, 2015

ACTION OF THE ZONING BOARD OF APPEALS OF THE
TOWN OF NEW LEBANON, NEW YORK

TO: BILL O'NEIL
2143 COUNTY ROUTE 5
NEW LEBANON, NY 12125

The public hearing on the request of Bill O'Neil to obtain a 15 foot area variance on his property to construct a two car garage with a mud room entry was held on October 6, 2015. All abutters were notified and no one appeared at hearing. The ZBA, after due discussion and deliberation, herewith determines that the subject property is encumbered by site conditions such as steep slopes and shale; and that no adverse impact would occur either to neighbors or the Town. Ted Salem moved to grant the 15 foot area variance as requested. The motion was seconded by Phyllis Stoller and carried on the following vote:

Tony Murad	Aye
Jeff Hattat	Aye
Ted Salem	Aye
Phyllis Stoller	Aye
Jeannine Tonetti	Absent



Tony Murad, Chairman
Zoning Board of Appeals
Town of New Lebanon