



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
Jeannine Tonetti, Zoning Board of Appeals Member

Others Present: McKenzie Calhoun

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 December 2015 meeting minutes a motion was made by Jeff Hattat, seconded by Phyllis Stoller and unanimously carried to approve them as submitted.

III. Regular Meeting/Case Review:

• Case No: ZBA-2015-004-: MacKenzie Calhoun [18.-1-49]

Request to construct detached garage in connection with BP# 15-072 – ZEO denied as the request requires a 10 ft. front setback variance

The applicant summarized that he would like to construct a 20x30 ft. garage at the top of his driveway which would be setback 65 ft. from the center of the road, 10 ft. less than the requirement. He furthered that this is really the only location that could work due to steep slopes, the well, the septic and overhead power line easements. Jeff Hattat indicated that he has done a site visit and agrees that anywhere else would be extremely difficult.

Jeff Hattat moved to grant the 10 ft. area variance due to mitigating circumstances preventing the placement of the garage from meeting the requirement. Ted Salem seconded the motion that carried on the following vote:

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

• Case No: ZBA-2015-006-: Jay Fastow [27.-1-65]

Request for area variance to construct a tennis court with fence on residential property located on Kelly Road

Upon close of the public hearing, Chairman Murad indicated that he had a discussion with Todd Shield, agent for the applicant, who indicated that they applicants were not moving forward with this project.

IV. Adjournment:

The meeting adjourned at 8:15 pm

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk