



**MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF  
THE TOWN OF NEW LEBANON HELD ON JUNE 7, 2016  
ON A REQUEST MADE BY ALBERT & JOAN PHELPS [TM# 19.-1-13] FOR  
FOR A FRONT AND SIDE AREA VARIANCE TO CONSTRUCT A TWO-CAR GARAGE**

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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: Jeff Van Deusen, Joan Phelps, Albert Phelps, Delores Meissner, Bobby Meissner, Terry Meissner, Patricia Farnan, Glenn Farnan, Melanie Hunt, Sunny Kuhmar, Kent Pratt

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**Case No.: ZBA-2016-004-: Albert & Joan Phelps – TM# 19.-1-13**

Request for front and side setback variance to construct a two-car garage

Upon proof of publication, Chairman Murad opened the public hearing at 7:30 pm.

No members of the public, other than the applicants, were present for comment. No written communications from the public had been received.

Ted Salem moved to close the public hearing at 7:35. Phyllis Stoller seconded the motion that carried on the following vote:

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

Respectfully submitted,

*Cissy Hernandez*

Cissy Hernandez  
Planning/Zoning Clerk