



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: John Caiola, Clint Corbett, Kent Pratt, Bruce Baldwin

I. Call to order:

Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:31 pm

II. Review of January 7, 2014 meeting minutes

Upon review of the January 7, 2014 minutes a motion was made by Jeanine Tonetti, seconded by Ted Salem to accept them as submitted. The motion was carried unanimously.

III. Regular Meeting/Case Review:

Case No. ZBA-2014-005- John Caiola for Ruth Patell [TM# 19.2-1-8]

Request for area variance to construct a two car garage at 85 Lover's Lane

Mr. Caiola summarized that he is seeking to construct a 24x30 two car garage that would be located about 30-35 feet from the center of the road. The garage would just be for vehicles and they can't construct it at the rear because that is where the septic is.

Chairman Murad noted that it is an odd shaped lot and asked what the least amount of area variance needed to obtain his objective. Mr. Caiola said that 35 ft. would be the maximum but could go 30 ft.

Jeannine Tonetti asked if there was another structure on the property. Mr. Caiola replied: "Yes. There is a shed that is approximately 8x15." Ms. Tonetti asked if the shed meets setback requirements. Mr. Caiola stated that it is 30 ft. from the property line.

Ted Salem asked if there was an above ground pool on the property. Mr. Caiola replied: "Yes". Mr. Salem asked if the pool is used. Mr. Caiola replied: "Yes; it's alarmed." Kent Pratt, CEO/ZEO indicated that the pool meets setbacks and that the permit was issued last year. Mr. Salem asked if the pool would be in the way. Mr. Caiola replied: "Yes".

A motion was made by Jeannine Tonetti, seconded by Ted Salem to schedule the public hearing for next month's regularly scheduled meeting [August 5, 2014]. The motion carried on the following vote:

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

Case No. ZBA-2014-006- Clint Corbett for Alan Madison [TM# 27.-1-74]

Request for area variance for a deck located at 217 Kelly Road

Chairman Murad asked if Mr. Corbett was removing/replacing the existing deck as well as adding a new section. Mr. Corbett replied: "Yes".

Chairman Murad asked if the house is completely non-conforming. Mr Corbett replied: "Yes; at the rear and side.

Jeannine Tonetti asked if there were any houses nearby. Mr. Corbett replied: "No; there is at least 25 ft. to the property line.

Ted Salem asked if the house was a multi-story. Mr. Corbett indicated that the deck will be at the first floor level and is off of the porch area. The left side is a two-story.

The Board discussed that the amount of area variance needed would be 10 ft. at the side and 24.5 ft. at the rear.

A motion was made by Ted Salem, seconded by Phyllis Stoller to schedule the public hearing for next month's regularly scheduled meeting [August 5, 2014]. The motion carried on the following vote:

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

IV. New Business:

Ted Salem announced that Cynthia Creech has scheduled Bob Sommers from Ag & Markets on July 17th to meet with the Town to clarify farming issues. However; he (Ted Salem) will be absent for it.

V. Adjournment:

The meeting adjourned at 8:05 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk