



MINUTES OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF  
THE TOWN OF NEW LEBANON HELD ON NOVEMBER 6, 2018  
ON A REQUEST MADE BY KELLIE MCMILLAN (TM #19.2-1-87) FOR  
AN AREA VARIANCE TO INSTALL AT 10' X 16' PRE-BUILT SHED  
TO REPLACE A 10' X 10' SHED (Unapproved)

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Present: Anthony Murad, Zoning Board of Appeals Chairman  
Chuck Gerald, 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

Absent: None

Others Present: Deputy CEO Jeff Hattat, Kellie McMillan, J. Michael Deegan

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**Case No.: ZBA-2018-012 – Kellie McMillan (19.2-1-87)**

*Kellie McMillan is requesting an area variance to install a 10' x 16' pre-built shed to replace a 10' x 10' metal shed on her property.*

Upon proof of publication, Chairman Murad opened the public hearing at 7:02 p.m. The Applicant presented her mailing receipts and the letter she sent to all abutters, which letter was acceptable.

Chairman Murad asked the Applicant to briefly explain what she is doing. The Applicant said she is replacing a damaged 12' x 12' metal shed on her property with a new, slightly larger (10' x 16') wooden shed. The new shed will be in the same location as the damaged shed, but with its larger size, it doesn't meet the setback requirements for the side and rear of her property line.

Member Salem confirmed that the Applicant is seeking two 25' variances – one from the back of her property and one from the side of her property.

Chairman Murad asked if anyone had any comments on this Application. J. Michael Deegan said he had no comments, other than to say it's a wise decision.

Member Salem moved to close the Public Hearing at 7:05 p.m., and Member Stoller seconded it. The motion passed with the following vote:

Phyllis Stoller	Aye
Jeannine Tonetti	Aye
Chuck Gerald	Aye

Ted Salem  
Chairman Murad

Aye  
Aye

Respectfully submitted,

*Donna M. Gedeon*

Donna M. Gedeon  
Planning/Zoning Clerk