



Town of New Lebanon
Zoning Board of Appeals Minutes - Unapproved
November 5, 2019

Present: Anthony Murad, Chairman
Chuck Gerald, Member
Ted Salem, Member
Phyllis Stoller, Member
Jeannine Tonetti, Member

Absent: None

Others Present: Jeff Hattat, Deputy CEO, Paul McCreary, Town Engineer

I. Call to Order

Chairman Anthony Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:00 P.M.

II. Minutes Review

Upon review of the July 2, 2019 regular meeting minutes, be made. A motion was made by Jeanine Tonetti, seconded by Phyllis Stoller, to accept the minutes. The vote carried as follows:

Anthony Murad	Aye
Phyllis Stoller	Aye
Chuck Gerald	Aye
Ted Salem	Aye
Jeanine Tonetti	Aye

III. Regular Meeting

Case No. ZBA-2019-009- Jack Lancto (8.-1-61)

(Preliminary) Area Variance- The Applicant is requesting a 33-foot area variance for a Shed.

Mr. Lancto explained why he was asking for an Area Variance. He stated, "I need storage, and there was no other place to put the shed. I wanted the shed to go in my backyard, but the shed would not fit over my fence".

Chairman Murad said that he drove to the property to see where the shed was placed.

It is under 144 square feet; the side lot is 10 feet. Mr. Lancto is looking for an Area Variance for 8 feet. Mr. Murad also stated that this is a non- conforming lot.

Chairman Murad noted that this variance only requires a zoning permit. He explained to Mr. Murad that the bigger issue is that neighbors could attest the placement of the shed and come to the public hearing.

Board Member Salem asked what was on the other side of the property. Mr. Lancto Responded. "There is a forest a couple of 100 feet away".

Chairman Murad stated that he didn't see another location for the shed.

Board Member Salem made a motion to hold a public hearing on Dec. 3, 2019. Board Member Geraldini second the motion. The vote carried as follows:

Anthony Murad	Aye
Phyllis Stoller	Aye
Chuck Geraldini	Aye
Ted Salem	Aye
Jeanine Tonetti	Aye

Other Business

Board Member Salem inquired about the Public Hearing outcome with Mr. Brown. Deputy CEO Jeff Hattat stated that the case was closed by the CEO Cissy Hernandez. Chairman Murad said the case is moot. The violation was withdrawn by the CEO.

Board Member Geraldini made a motion to adjourn the meeting at 7:16. Board member Salem second the motion. The motion carried with the following vote:

Chairman Murad	Aye
Chuck Geraldini	Aye
Phyllis Stoller	Aye
Jeanine Tonetti	Aye
Ted Salem	Aye

Respectfully Submitted,

Michelle Bienes
Planning/Zoning Clerk

