



**Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
March 4, 2025**

Present: Anthony Murad, Zoning Board of Appeals Chairman
Chuck Gerald, Zoning Board of Appeals Member
Meghan Knoll, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member

Absent: Sharon Powers, Zoning Board of Appeals Member

Others Present: Andy Dido, Taconic Engineering, Craig Perkins



I. Call to order:

Upon closing the public hearing, Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:15 pm.

II. Minutes review

Upon review of the November 2024 regular meeting and public hearing minutes, a motion was made by Meghan Knoll, seconded by Ted Salem to approve them as submitted. The motion was unanimously carried.

III. Regular Meeting/Case Review:

Case No: PB 2025-002-Area Variance – Sackler, Michael & Lori [TM # 27.-1-85.100]

Applicants are requesting Area Variance approval for relief from 205-7 b 7 (100ft. setback from stream) to install a driveway that is part of their building envelope in connection with a new home to be sited on Wadsworth Road

Agent: Taconic Engineering DPC
Map Date: 2-7-25

Discussions ensued regarding the building envelope which includes the driveway. The Driveway does not meet the 100 ft. setback requirement. Mr. Didio indicated that it appears he will also need a variance for the 20 ft. radius requirement as he realized after the submission that 20 ft. cannot be achieved.

The Board examined the five factors:

1. No adverse effect on the character of the neighborhood
2. No alternative to the driveway location
3. While the request is substantial, it will not adversely affect the neighborhood or the quality of the stream

4. No environmental concerns were noted.

5. The condition is self-created but not fatal in area variances

Meghan Knoll moved to grant an Area Variance to Michael and Lori Sackler, Wadsworth Road 27.0-1-85.100 to allow for a 50' setback from a stream on the property and for a reduced driveway entry radius to 10' contingent upon proper barriers are provided onsite to prevent runoff to the stream during and after construction. Ted Salem seconded the motion that carried on the following vote:

Charles Geraldi	Aye
Meghan Knoll	Aye
Ted Salem	Aye
Sharon Powers	Absent
Anthony Murad	Aye

Respectfully submitted,

Cissy Hernandez

Cissy Hernandez,
Interim Planning/Zoning Clerk