



**Town of New Lebanon  
Zoning Board of Appeals Minutes – unapproved  
April 1, 2025**

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**Present:** Anthony Murad , Zoning Board of Appeals Chairperson  
Ted Salem, Zoning Board of Appeals Member  
Sharon Powers, Zoning Board of Appeals Member

**Absent:** Chuck Geraldi, Zoning Board of Appeals Member  
Meghan Knoll, Zoning Board of Appeals Member

**Others Present:** Timothy Hocter, Dale Hocter, Steven Houghtling, Cissy Hernandez, Jeff Hattat, Stewart Geraldi

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**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 7:05pm.

**II. Minutes review:**

Review of minutes was adjourned to the next meeting as a quorum of members present at the last meeting was not present to approve previous minutes.

**III. Regular Meeting/Case Review:**

**Case # PB-2025-003 – Area Variance – Hocter, Timothy (TM# 29.-1-66.100)**

Applicants are seeking an Area Variance approval for relief from 205-7 b 7 (100ft. setback from stream) in order to construct at 32' x 56' x 28' Residential Garage.

Discussion ensued regarding any alternative locations for said garage. The garage does not meet the 100ft. setback requirement. Mr. Hocter indicated that no alternatives were considered as location would impede the view of stream and pond, and other locations were too close to the road to construct.

The Board examined the five factors:

1. No adverse effect on the character of the neighborhood;
2. No alternative to the garage placement location;
3. While the request is substantial, it will not adversely affect the neighborhood or the quality of the stream or pond;
4. No environmental concerns were noted;
5. The condition is self-created but not fatal in area variances.



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A motion to approved a 35' variance to the pond and a 35' variance to the stream was made by Board Member Salem. Board Member Powers seconded the motion that carried on the following vote:

Charles Gerald – Absent  
Meghan Knoll – Absent  
Ted Salem – Aye  
Sharon Powers – Aye  
Anthony Murad – Aye

Chairman Murad called the meeting to close at 7:10PM.

Respectfully submitted,

Courtney Potter  
Planning/Zoning Clerk