

**MINUTES OF THE REGULAR MEETING  
ZONING BOARD OF APPEALS  
TOWN OF NEW HARTFORD MUNICIPAL BUILDING  
NOVEMBER 17, 2025**

The Regular Meeting was called to order by Chairman Randy Bogar at 6:00 P.M. Board Members present are Byron Elias, Alternate Board Member John D'Amore, Michele DeTraglia, Michele Mandia, Lenora Murad, and Dominick Timpano. Also in attendance were Codes Officer George Farley, Assessor Darlene Abbatecola, and Dory Shaw, Secretary. Absent: Town Attorney Herbert Cully, and Board Member Dan McNamara. Chairman Bogar introduced the Board Members, and explained the procedures for tonight's meeting.

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The **REAPPLICATION of Mr. Steven Zalewski, 135 Paris Road, New Hartford, New York.** Mr. Zalewski is proposing to construct an 18'± accessory building on his property. The maximum height for an accessory building is 15'. Therefore, necessitating a 3'± height Area Variance. He is also requesting to construct a third accessory structure on this property. A third accessory structure requires an area variance as properties are allowed two accessory structures, thus, the additional variance request. Tax Map #329.017-2-49; Zoning: Low Density Residential. Mr. Zalewski appeared before the Board.

Mr. Zalewski appeared with plans of the proposed building and showed the Board Members pictures of the structure from his phone. The height will match other buildings on his property. He is proposing ship lap or whatever materials to match his existing home. Assessor Darlene Abbatecola asked if the structure will be heated and will have a bathroom – Mr. Zalewski said no. This structure will house his children's toys, and his outside equipment to keep everything inside.

Chairman Bogar asked if there was anyone present to address this application – there was no reply. However, Ms. Tish Todd, 8 Compton Road, New Hartford called the office and stated she is not in opposition.

-Dr. Nameer Haider, 255 Higby Road. He is not in opposition.

There being no further input, the Public Hearing closed at approximately 6:10 P.M.

At this time, the Board Members reviewed the criteria for an Area Variance:

- An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the variance – response: no - all in agreement;
- The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – response: no, all in agreement;
- The requested variance is substantial – response: no, all in agreement;
- The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – response: no, all in agreement;

- The alleged difficulty was self-created, which consideration shall be relevant to the decision, but shall not necessarily preclude granting the variance – response: yes, all in agreement.

Motion was made by Board Member **Michele Mandia** to **approve** the application as presented; and that a Building Permit be obtained within one year of approval date; seconded by Board Member **Lenora Murad**. Vote taken:

Chairman Randy Bogar – yes  
Alt. Board Member John D’Amore - yes  
Board Member Byron Elias – yes  
Board Member Lenora Murad - yes

Board Member Dominick Timpano - yes  
Board Member Michele DeTraglia – yes  
Board Member Michele Mandia - yes

Motion **approved** by a vote of 7 – 0.

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The application of **Dr. Nameer Haider, 255 Higby Road New Hartford, New York**. Dr. Haider is proposing to construct a 50’ x 100’± accessory structure on his property. The maximum height of an accessory structure is 15’ and the proposed building will be 20’± in height, thus, necessitating a height Area Variance of 5’±. Tax Map #330.017-1-56.2; Zoning: Low Density Residential. Dr. Haider and Mr. Dan Trevisani appeared before the Board.

Board Member Lenora Murad said she knows Dr. Haider but feels she can be impartial, fair and just on this application and wishes to participate.

Dr. Haider brought up-to-date pictures of what the structure would look like, the actual size and square footage, and he is willing to work with the neighbors and any concerns they may have to the best of his ability. The tree line is quite high also. He has over seven acres with a lot of trees and he would like to remove all the items, equipment, etc. on his lawn and move everything inside (especially a big box truck that he owns). This building is for storage only. Assessor Darlene Abbatecola asked if this building will have a bathroom. Dr. Haider said no but it will have electricity.

Chairman Bogar asked if there was anyone present to address this application:

-Mrs. Barbara Waskiewicz, 11 White Pine Road. She wanted to know what was going to be placed inside and location of this structure. Dr. Haider explained. Chairman Bogar also explained to Mrs. Waskiewicz Dr. Haider’s intent.

Discussion ensued between some Board Members regarding the square footage and size of this structure. He is proposing now is a height Area Variance of approximately 3’7”.

Mr. Wilmar Sifre, 16 Upper Woods Road. He can see this structure from his home and wanted to know more about what it will look like and what is being stored. He did not want to see a big commercial structure. Dr. Haider explained that it will not look like a commercial building. It will be near his home

and look nice. This structure will be used for storage of equipment only, no housing or living quarters, no sewer or water, no covered patio. Dr. Haider explained that he is still looking into to the type of look, etc.

Chairman Bogar reiterated that the application is for a height variance. Alternate Board Member D'Amore had a concern regarding conforming to neighborhood criteria – Chairman Bogar explained the review process.

Board Member DeTraglia addressed landscaping and if Dr. Haider had any plan. Dr. Haider is looking into this, but still explained he is here for the height variance.

Discussion ensued with Board Member Murad and Mr. Sifre regarding this application.

Mr. Joseph Strutynski, 1 Upper Woods Road. Dr. Haider keeps his property very nice and it will look much nicer once all equipment is inside. He addressed the height variance which is now only 3' 7".

Dr. Haider said he is not committed to the aesthetics yet but will work on it and take into consideration the neighbor's concerns. He also mentioned that the height is because of the roof pitch.

Discussion ensued regarding the variance request. The Board will not be voting on this tonight, but at the December 15, 2025 Zoning Board meeting.

Assessor Abbatecola explained what happened with the tax map numbers many years ago on this property but she fixed that issue. Dr. Haider and his brother(who owns adjacent property) now have the correct Tax Map numbers for their properties.

Codes Officer Farley reiterated to the Board that we are here for the height variance only. Discussion ensued regarding the original application and how to proceed, size, etc.

Chairman Bogar addressed the Board and based on the Town Attorney's advice, to poll the Board Members on how they want to proceed. All Board Members other than Alternate John D'Amore are leaning in favor of the application, i.e. height Area Variance. Board Member DeTraglia wanted to address the concerns of the people who emailed regarding this application, and all members felt that their concerns were addressed during discussion. (These emails are a part of the file and can be reviewed).

Motion was made by Board Member Michele Mandia to table this application until the December 15, 2025 Zoning Board meeting at which time Dr. Haider will reappear; seconded by Board Member Byron Elias. All in favor.

\*Note: the surrounding residents will be renotified of the December 15, 2025 Zoning Board meeting due to the correction made with the Tax Map number for Dr. Haider's parcel.

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Draft minutes of the October 20, 2025 Zoning Board meeting were approved by motion of Board Member Michele Mandia; seconded by Board Member Byron Elias. All in favor.

Meeting adjourned at approximately 7:30 PM.

Respectfully submitted,

Dolores Shaw, Secretary  
Zoning Board of Appeals

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