

**MINUTES OF THE REGULAR MEETING  
ZONING BOARD OF APPEALS  
TOWN OF NEW HARTFORD MUNICIPAL BUILDING  
DECEMBER 15, 2025**

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

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The reapplication 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 #330.017-1-56.1; Zoning: Low Density Residential. Mr. Dan Trevisani appeared before the Board representing Dr. Haider.

This reapplication and resident notification are due to a change/update in the Tax Map number for Dr. Haider. He attended the Zoning Board meeting of November 17, 2025 as it was scheduled and he addressed the Board with his request. The Board Members gave input as to his application and addressed anyone who was in attendance or who had attended and/or submitted inquiries.

Firstly, Board Member Lenora Murad wanted to state for the record that she knows Dr. Haider and feels that she can be fair and impartial with her decision to take part in this meeting as she would with any other application where she knows the applicant.

Chairman Bogar explained what transpired at the November 17, 2025 Zoning Board meeting with this application and that it was tabled. The Board Members heard from Dr. Haider what he plans to do with this accessory structure, that it would look nice on the property and be used for his personal equipment only. He did change his application from initially looking at 5,000± square feet due to the discussion of local law brought up by Board Member Byron Elias (any accessory structure cannot be larger than the primary residence). The structure will now be about 3,900± square feet. This made the height variance a little smaller than 5' (approximately 3'7"). A poll of the Board Members was taken at the last meeting but no vote was taken, thus, the meeting tonight.

Further, Chairman Bogar addressed the Board Members for their input. If approved, Codes Officer George Farley will be checking this structure for compliance once a Building Permit is obtained and construction started.

Chairman Bogar asked if there was anyone in attendance regarding this application:

-Mrs. Barbara Waskiewicz, 11 White Pine Road. She is not in opposition to this request.

There were no calls or correspondence received on this application. The Public Hearing was closed at approximately 6:15 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 Byron Elias to **approve** the application of Dr. Haider as revised and that the accessory structure is not to exceed the existing family home and the height is 5’ as requested and that a Building Permit be obtained within one year of approval date; seconded by Board Member Dominick Timpano. Vote taken:

Chairman Randy Bogar – yes  
Board Member Dan McNamara - yes  
Board Member Byron Elias – yes  
Alternate Board Member John D’Amore

Dominick Timpano- yes  
Board Member Michele DeTraglia – yes  
Board Member Lenora Murad – yes

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

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Minutes of the November 17, 2025 Zoning Board meeting were approved by Board Member Byron Elias; seconded by Chairman Randy Bpogar. All in favor.

There being no further business, the meeting adjourned at approximately 6:30 P.M. by motion of Board Member Byron Elias; seconded by Chairman Randy Bogar. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary  
Zoning Board of Appeals

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