

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS
MINUTES OF THE MARCH 27, 2017 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, March 27, 2017 at the Town Hall.

Those present:

James Romaine, Thomas Mirabelli, Elizabeth O'Donnell, Mark Stickles, Moisha Blechman

Those absent:

Tara Buffa

Also present were:

Robert Fitzsimmons, Esq., Counsel to the Zoning Board

Approved April 24, 2017

Mr. Romaine opens the meeting at 7:00 p.m. with the pledge.

Minutes –Feb. 27, 2017

Mr. Stickles makes a motion to approve the minutes, seconded by Mr. Mirabelli and approved by those present.

Approved	5 Aye	(Romaine, Stickles, Mirabelli, O'Donnell, Blechman)
	0 Nays	
	1 Absent	(Buffa)

Old News -

Blomquist – Area Variance

Three of the Board members did a site visit came to a final decision that it would be approximately 75 ft. off the back. Mr. Romaine takes the time to get all Board members up dated on the application. The Board went back and forth with whether it is or isn't a non-conforming lot. After reviewing the regulations the Board has decided it is a non-conforming lot. The Board would like to make a motion based on Section V-I-G-1-C page Z047, it would be in compliance with the side and rear setback at the distance of 75 feet not requiring a formal variance of the Zoning Board. The Board takes the time to go over the SEQRA questions.

Mr. Romaine would like the minute to reflect that Ms. Blechman will be a voting member.

Mr. Romaine makes a motion to issue a Negative Declaration per purpose of SEQRA, seconded by Mr. Stickles and approved by those present.

Approved	5 Aye	(Romaine, Stickles, Mirabelli, O'Donnell, Blechman)
	0 Nays	
	1 Absent	(Buffa)

Mr. Fitzsimmons looked up the map and confirms it was formed prior to zoning. The lot width dimensions is approximately 375 feet using the code to calculate side yard setback of 20% of lot width, yields a setback of 75 feet. (See attached Deed)



Albright-Deed.pdf

Mr. Romine makes a motion to approve the variance as a non-conforming lot, seconded by Ms. O'Donnell and approved by those present.

Approved 5 Aye (Romaine, Stickles, Mirabelli, O'Donnell, Blechman)
0 Nays
1 Absent (Buffa)

New News –

T-Mobile –
Al Hinkley

Mr. Fitzsimmons has forwarded the application to Morris Associates for Mr. Schmit to review and send a comment letter. He also informs the Board due to the type of application, it is time sensitive. The Board has 90 days from submission to complete the process.

The Board reviewed and talked about the application. Due to the fact that this is an existing cell tower it will not take long to complete this application. Mr. Fitzsimmons informs the Board and the applicant that there is additional notice requirement. The law states that a Public Notice is required when making an application and another for the Public Hearing. At this time the Board has agreed to do this as one Public Notice and will set the Public Hearing for April 24th at 7p.m.

Mr. Romaine makes a motion to set the Public Hearing for April 24, 207 at 7p.m., seconded by Ms. Blechman and approved by all present.

Approved 5 Aye (Romaine, Stickles, Mirabelli, O'Donnell, Blechman)
0 Nays
1 Absent (Buffa)

Mr. Romaine informs the applicant that an escrow of \$2000 plus application fee is due. And the Board needs 9 hard copies of the map.

Mr. Romaine will send to the Planning Board for any comments or concerns.

Ms. Blechman moved to adjourn the meeting at 7:45 p.m., seconded by Mr. Stickles and approved by all present.

Approved 5 Aye (Romaine, Stickles, Mirabelli, O'Donnell, Blechman)
0 Nays
1 Absent (Buffa)

Jean-Adele Howard
Secretary, Town of Taghkanic Zoning Board of Appeals
Next Meeting: April 24, 2017 at 7:00 p.m. with a Public Hearing for T-Mobile
Accepted by: _____
Title: _____
Date: _____