

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS
MINUTES OF THE JANUARY 22, 2018 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, January 22, 2018 at the Town Hall.

Those present:

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

Those absent:

Tara Buffa, Moisha Blechman

Also present were:

Robert Fitzsimmons, Esq., Counsel to the Zoning Board

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

Minutes –Oct. 23, 2017

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

Approved	4 Aye	(Romaine, Mirabelli, O'Donnell, Stickles)
	0 Nays	
	2 Absent	(Blechman, Buffa)

Ms. O'Donnell asked about the follow up on the cell tower revised engineer letter. The Board has not gotten anything on that to date. Mr. Fitzsimmons will look into it.

New Business –

Hayes- Interpretation/Use Variance

The application was denied by Mr. Callagan for being a different use than previous business. The location was an insurance and real estate business and they want to make it a wellness/salon business.

Mr. Callaghan interpretation of the application is that the Insurance/Real Estate business was a Professional office and the Wellness/ Salon is a service establishment.

The Board would like a full description of services that will be rendered. The more detail the applicant can provide the Board the better. A Public Hearing is set for February 26, 2018 at 7 p.m. The Board will send a copy to the Planning Board for their consideration.

Mr. Romaine makes a motion to accept the completed application for interpretation subject to a narrative of the business, seconded by Mr. Stickles and approved by those present.

Approved 4 Aye (Romaine, Mirabelli, O'Donnell, Stickles)
0 Nays
2 Absent (Blechman, Buffa)

Mr. Romaine recused himself at this time. Ms. O'Donnell is acting chair at this time.

Mr. Romaine is asking the Board for an interpretation of the Zoning Code. He owns property on Tagkanic Road, he is in the process of clearing the property and needs a safe and secure place to store tools, supplies and equipment on the property. He put a 10' X 12' shed on the property for such use. Mr. Romaine did call Mr. Callahan to ask about weather a permit was needed. Mr. Callahan advised him that yes a permit was needed. Before Mr. Romaine could obtain a permit the shed was delivered. Mr. Callahan cited Mr. Romaine saying that the shed was not legal nor was the storage pod that was on the property. Mr. Callahan says you cannot have an accessory building without having a primary residence on the property.

The Board reviewed all facts and zoning code and have mixed feeling on the interpretation. The Board has agreed to ask the Town Board to allow a temporary accessory building on property. With the following rules, a maximum size of 14x14 building, meet setbacks, good for one year, and renewable for one time with approval. Mr. Romaine will submit his letter to the Town Board and Mr. Fitzsimmons will draft a letter for the Board to be submitted.

Mr. Romaine rejoins the meeting at this time.

Mr. Stickles moved to adjourn the meeting at 8:45 p.m., seconded by Mr. Mirabelli and approved by all present.

Approved 4 Aye (Romaine, Mirabelli, O'Donnell, Stickles)
0 Nays
2 Absent (Blechman, Buffa)

Jean-Adele Howard

Secretary, Town of Taghkanic Zoning Board of Appeals

Next Meeting: February 26, 2018 at 7:00 p.m. with a Public Hearing at 7p.m for Hayes

Accepted by: _____

Title: _____

Date: _____