

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE AUGUST 24, 2020 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, August 24, 2020 at the Town Hall.

Those present:

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

Those absent:

Tara Buffa,

Also present:

Robert Fitzsimmons, Esq., Counsel to the Zoning Board

**DRAFT NOT
APPROVED BY THE
BOARD**

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

Minutes – July 27, 2020

Ms. Blechman makes a motion to approve the minutes with corrections, seconded by Mr. Mirabelli and approved by all those present.

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

Mr. Romaine makes a motion to open Nussbaum-Variance Public Hearing, seconded by Mr. Mirabelli and approved by all those present.

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

Mr. Nussbaum takes the time to give a brief description of what he is looking to do. The applicant would like to add a mud room in the front of the building and a screened in porch in the back. A few things that were talked about:

- Non-Conforming lot before zoning
- Variance time out
- Return receipts-done
- Would mud room be to close with snow plowing
- Improvement or not

Mr. Romaine makes a motion to close the Public Hearing, seconded by Ms. O'Donnell and approved by those present.

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

Mr. Romaine does not see a problem with closeness to road. Ms. O'Donnell would like no parking in the front. The SEQR is not needed but the Board does go over it at this time.

Mr. Romaine makes a motion to grant the variance, seconded by Mr. Mirabelli and approved by those present.

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

Mr. Fitzsimmons will send notification to Mr. Callahan.

Mitchell – Variance

The applicant takes the time to inform the Board that they have moved the structure to meet setbacks. The Board agrees they no longer need a variance.

Rabinowitz/Eckman – Variance

The applicant already installed an in ground pool and is looking for a 25' variance. The applicant believed the contractor had approval for the pool.

Ms. O'Donnell ask about a timeline from getting the contractor to completion. The applicant believes it started last fall and finished May/June.

Mr. Romaine makes a motion to accept the application, seconded by Mr. Mirabelli and approved by those present.

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

Mr. Romaine makes a motion for Public Hearing Oct. 26th at 7:15pm, seconded by Mr. Mirabelli and approved by those present.

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

Mr. Romaine makes a motion to open Cherubini-Variance Public Hearing, seconded by Ms. O'Donnell and approved by all those present.

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

The applicant takes the time to go over what it is they would like to do. They will be taking down old structures and putting up new ones.

It was said that a neighbor in the Town of Claverack did not get notification of the public hearing. The applicant was told by Claverack that they did not have to notify Claverack neighbors.

Mr. Romaine makes a motion to close the Public Hearing, seconded by Mr. Mirabelli and approved by those present.

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

The following was discussed:

- Can they comply with over all bulk/height to stay with in old setbacks?
- Foot print is almost half of original.
- Bulkhead of stairs is about 30 feet and the original height is 23 feet 10 inches-the building are 25 feet.
- Bulk is not an issue the height is the issue.
- Revised plan

The applicant is going to revise a few things and come back for a new Public Hearing next month.

The Board does inform the applicant that all neighbors both in Taghkanic and Claverack must be notified of the Public Hearing.

Mr. Romaine makes a motion for Public Hearing Sept. 28th at 7PM, seconded by Mr. Mirabelli and approved by those present.

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

Mr. Romaine moved to adjourn the meeting at 9:00p.m., seconded by Ms. Blechman and approved by all present.

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

Jean-Adele Howard
Secretary, Town of Taghkanic Zoning Board of Appeals
Next Meeting: Sept. 28, 2020 at 7pm

Accepted by: _____
Title: _____
Date: _____