

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE DECEMBER 28, 2020 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, December 28, 2020 at the Town Hall.

Those present:  
James Romaine, Elizabeth O'Donnell, Thomas Mirabelli,  
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 – Nov. 23, 2020

Ms. O'Donnell makes a motion to approve the minutes with comments and correction, seconded by Mr. Mirabelli and approved by those present.

**Approved 3Aye (Romaine, O'Donnell, Mirabelli)**  
**0 Nays**  
**1 Absent (Buffa)**

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

**Approved 3Aye (Romaine, O'Donnell, Mirabelli)**  
**0 Nays**  
**1 Absent (Buffa)**

The applicant takes the time to explain what they are proposing. All exist with in required setbacks, side and front yard. So, it's an existing nonconforming condition. The proposed work involves a small piece attaching to the potion of the existing. Of the structure the older version they are removing retaining a small piece. Based on comments they have reduced the project.

Comment: What will be the function of the property? It will be a personal residence with a work shop. Will it be an art gallery? No, it's not, it will be a workshop.

The existing structures are 4500 square feet and the new structures will be 1860 square feet. Making it significantly smaller.

Ms. O'Donnell stats that there are no setback lines, which is something the Board asked for. Also, to the public, the issue of accessory uses that are as of right, what the issue is the use as of right. The code certain uses not commercial but private use are considered accessory to a residential house.

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 Board would need to see property lines and setback lines on the final submitted plan to show setbacks as well as building heights.

The application is for a residence so exempt from SEQRA. The owner will need to notify both Claverack and Taghkanic neighbors.

Exempt from SEQRA due to being residential.

Mr. Romaine makes a motion to accept the application with the addition of setback lines to the map, 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 Dec. 28th at 7:10pm, 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 informs the Board of an application from the West Taghkanic Diner for outdoor dining due to the pandemic. The Board thinks they may not have to come to the Board due to it being a temporary situation.

Mr. Romaine moved to adjourn the meeting at 7:30p.m., seconded by Mr. Mirabelli 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: Dec. 28, 2020 at 7pm  
Accepted by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_