

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE NOVEMBER 22, 2021 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, November 22, 2021 at the Town Hall.

Those present:

James Romaine, Elizabeth O'Donnell, Thomas Mirabelli, Kent Sammons, Veronica Mitchell

Those absent:

Stephen Fass

<p style="text-align: center;"><b>Approved on</b> <b>February 28, 2022</b></p>
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Mr. Romaine opens the meeting at 7:00 p.m. with the pledge.

**Minutes – Oct 25, 2021**

Mr. Romaine makes a motion to approve the minutes with corrections, seconded by Mr. Sammons and approved by all present.

**Approved     5 Aye             (Romaine, Mirabelli, O'Donnell, Sammons, Mitchell)**  
**0 Nays**  
**1 Absent             (Fass)**

Mr. Romaine opens the Public Hearing for Hodges-Area Variance

**Nicholas Hodges – Area Variance**

The applicant brought better photographs of the site conditions and the house foundation that the Board asked for at the previous meeting. He takes the time to give a brief description to the public of what he is looking to do. They are requesting an area variance of 2.5 feet at one corner of the foundation.

Comments from the public: –

1. Mr. Sands opposed granting the variance because the house and septic tank would be too close to the neighboring lot, and he does not want issues later when selling.
2. The Board noted that it would not do something that would affect another property in a negative way, and that the requested area variance was very small.

After several minutes of discussion, Mr. Sands requested in writing that with approval of the variance his property would not be negatively affected in the future when selling, and that the new location of the septic tank met Board of Health and Zoning requirements.

Mr. Sammons makes a motion to close the public hearing, seconded by Ms. Mitchell and approved by all present.

**Approved    5 Aye            (Romaine, Mirabelli, O'Donnell, Sammons, Mitchell)**  
**0 Nays**  
**1 Absent        (Fass)**

Mr. Romaine makes a motion to approve the Area Variance for 3 feet providing a BOH approval for new house site and septic tank, seconded by Mr. Sammons and approved by all present.

**Approved    5 Aye            (Romaine, Mirabelli, O'Donnell, Sammons, Mitchell)**  
**0 Nays**  
**1 Absent        (Fass)**

Mr. Sammons makes a motion to adjourn the meeting at 8:30p.m., seconded by Mr. Mirabelli and approved by all present.

**Approved    5 Aye            (Romaine, Mirabelli, O'Donnell, Sammons, Mitchell)**  
**0 Nays**  
**1 Absent        (Fass)**

Jean-Adele Howard  
Secretary, Town of Taghkanic Zoning Board of Appeals  
Next Meeting: December 27, 2021 at 7pm.  
Accepted by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_