

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE MARCH 28, 2022 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, March 28, 2022 at the Town Hall.

Those present:

Thomas Mirabelli (Acting Chair), Stephen Fass, Kent Sammons

Those absent:

James Romaine, Elizabeth O'Donnell, Clara Cordato

Also Present:

Robert Fitzsimmons, Esq., Counsel to the Zoning Board

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

Minutes – Tabled

Public Hearing - Caviezel –Variance

Mr. Mirabelli makes a motion to open the public hearing, seconded by Mr. Sammons, and approved by those present.

Approved 3 Aye (Mirabelli, Fass, Sammons)
0 Nays
3 Absent (Romaine, O'Donnell, Cordato)

The applicant is looking for a variance due to setbacks. The setbacks are 100' all the way around and they will need a variance for 50' in the front and 30' on the side. There is really only one place on the property to put a home due to the lake and damn.

Mr. Sammons makes a motion to close the public hearing, seconded by Mr. Fass, and approved by those present.

Approved 3 Aye (Mirabelli, Fass, Sammons)
0 Nays
3 Absent (Romaine, O'Donnell, Cordato)

The Board discussed the setbacks. There are too many unknown from the applicant. The Board is not comfortable approving the unknown. They will consider 30' side and 50' front but no further than 600' from the southern line property line.

Mr. Fitzsimmons states that it is exempt from SEQA review. It is a single family member proposed use. No SEQA determination is needed.

Mr. Fass makes a motion to approve the area variance with the front setbacks being allowed at 50' and the side setbacks to be allowed being 30' with the building enveloped to be contained within 600' from the southern property line, seconded by Mr. Sammons, and approved by those present.

Approved 3 Aye (Mirabelli, Fass, Sammons)
0 Nays
3 Absent (Romaine, O'Donnell, Cordato)

Mr. Sammons makes a motion to adjourn the meeting at 7:30p.m., seconded by Mr. Fass and approved by all present.

Approved 3 Aye (Mirabelli, Fass, Sammons)
0 Nays
3 Absent (Romaine, O'Donnell, Cordato)

Jean-Adele Howard
Secretary, Town of Taghkanic Zoning Board of Appeals
Next Meeting: April 25, 2022 at 7pm.
Accepted by: _____
Title: _____
Date: _____