

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE AUGUST 22, 2022 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, August 22, 2022 at the Town Hall.

Those present:

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

Those absent:

Clara Cordato Stephen Fass,

Approved with corrections on

September 26, 2022

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

Minutes – Tabled

West Taghkanic Diner-Special Use Permit

The representatives of the applicant take the time to go over what the proposed uses would be:

- Add an exterior dining area with picnic tables,
- A flower market garden operation with CSA pickup,
- A short-term rental in an airstream trailer,
- Two sheds for landscape maintenance tools,
- An exterior preparation area,
- EV charging station.
- A dry storage building.

The Board discusses the uses and believes that not all need a Special use permit. Some will need building permits. Mr. Romaine will speak to Mr. Fitzsimmons to get clarification on what needs to go through the ZBA and what does not. The Board questioned if existing parking is enough for the expanded dining that they are proposing. The setbacks for a business are side 15', rear 25', and front is 50'. The applicant will need a variance for any new construction in the setbacks. The proposed sheds may or may not need a variance depending on size and if a slab is used or not. The dry storage building may need a building permit depending on dimensions. Applicant to provide the Board with scaled plot plans showing all property lines, setbacks, and showing existing, and proposed building and outdoor dining areas. The Board requests scheduling a site visit before next meeting once the request plans are provided to the Board.

Mr. Romaine makes a motion to adjourn the meeting at 7:45p.m., seconded by Mr. Fass and approved by all present.

Approved 4 Aye (Romaine, O'Donnell, Mirabelli, Sammons)
0 Nays
2 Absent (Cordato, Fass)

Jean-Adele Howard
Secretary, Town of Taghkanic Zoning Board of Appeals
Next Meeting: September 26, 2022 at 7pm.
Accepted by: _____
Title: _____
Date: _____