

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE MARCH 27, 2023 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, March 27, 2023 at the Town Hall.

Those present:

Elizabeth O'Donnell-Acting Chair, Thomas Mirabelli, Kent Sammons,

Those absent:

James Romaine, Stephen Fass, Clara Cordato,

Approved on April 24, 2023
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Also present:

Robert Fitzsimmons, Esq., Counsel to the Zoning Board

Ms. O'Donnell opens the meeting at 7:00 p.m. with the pledge.

Minutes – October 24, 2022

Mr. Mirabelli makes a motion to approve October 24, 2022 minutes with corrections, seconded by Mr. Sammons and approved by those present.

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

Kim Crimmins – Application for a Special Use Permit

The applicant is looking to have a commercial public sauna using portable saunas on a 10-acre residential lot. The sauna will be on one acre and the residential on nine acres. The saunas are wood burning so no need for electric service to be run. There will be an attendant on site at all times when in use. The staff will be cleaning and sanitizing after every use. There will be portable bathrooms on site. The business will not be operating the full calendar year. Will be closed about three months out of the year (June-August). The business will be open four days a week, Friday through Monday. They will be using solar powered lighting/lanterns during hours after sundown.

The Board address the following issues with the application.

- The zoning only allows one use per lot.
- Commercial use in a residential area.
  - Commercial Sauna is not a business use specifically permitted by the current code. Zoning Ordinance states that “uses not permitted by right or as a conditional use whether listed below or not are prohibited.”
  - Commercial recreational use is listed as a Conditional General Use.
- The application is not complete:

- The Applicant to provide a letter from the Health Department on the regulation requirements for the use/installation of commercial saunas and portable bathroom use.
- Questioning the water/sanitization for the site for commercial use.
- The Board will have to refer the application to the County Planning Board.
- May also need an approval from the Highway Superintendent.
- Before a public hearing can be scheduled, the applicant will need to provide a dimensioned survey map, showing all lot lines and required setbacks, parking area with dimensioned parking area and access to parking area from road, location of sauna units, portable toilet and any other planned accommodations.

Mr. Sammons makes a motion to adjourn the meeting at 7:50 p.m., seconded by Ms. O'Donnell and approved by all present.

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

Jean-Adele Howard  
 Secretary, Town of Taghkanic Zoning Board of Appeals  
 Next Meeting: April 24, 2023 at 7pm.  
 Accepted by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_