

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE July 24, 2023 REGULAR MEETING

A regular meeting of the Town of Taghkanic Zoning Board of Appeals was held on Monday, July 24, 2023 at the Town Hall.

Those present:

Elizabeth O'Donnell- Acting Chair

Thomas Mirabelli

Kent Sammons

Stephen Fass

Clara Cordato(alternate)

Approved 8/28/23

Those absent:

James Romaine

Also present:

Joseph Cordato, Scott Simeral

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

Minutes – May 30, 2023

Mr. Fass makes a motion to approve May 30, 2023 minutes with corrections, seconded by Mr. Sammons and approved by those present.

Approved 4 Aye (O'Donnell, Mirabelli, Sammons, Fass, Cordato)

0 Nays

1 Absent

Scott Simeral – Request for Interpretation.

Mr. Simeral states he was instructed to fill out a Request for Interpretation by Zoning Codes Enforcement Officer, Dennis Calahan, for business retail store/shop as he is in zone R7 where this type of operation is not permitted. Mr. Simeral states he recently completed a barn type studio/workshop building, had a building permit, but does not remember how the building permit was filed. The building has electricity, but is unheated and has no plumbing. Mr. Simeral states that he is interested in making things in the workshop from “furniture to small garden pavilions” for potential sale. Mr. Simeral states there will be no signage, no storefront and no customers coming to property to purchase items. Mr. Simeral states he will sell online, in print or at a friends commercially zoned property. Mr. Simeral also states his studio will not be visible from the road and will not cause a noise nuisance.

Ms. O'Donnell states she will confer with the lawyer for the Zoning Board of Appeals, Robert Fitzsimmons, Esq, as to whether the Request for the Interpretation can be withdrawn or if a Public Hearing is required.

Mr. Fass makes a motion that this is not considered retail store or shop as being proposed by owner. Ms. O'Donnell seats alternate, Clara Cordato, as voting member of the Zoning Board of Appeals. Mrs. Cordato seconds previous motion made by Mr. Fass.

The Board noted that the site plan requested by the Board from Ms. Wolf for the Cultural Destination and Library at 12 Taghkanic Churchtown Road by June 2023 meeting has not yet been received.

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

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

Clara A. Cordato
Secretary, Town of Taghkanic Zoning Board of Appeals
Next Meeting: August 28, 2023 at 7pm.
Accepted by: _____
Title: _____
Date: _____