Draft not approved by the Board

TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE FEBRUARY 28, 2022 REGULAR MEETING

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

Those present:
James Romaine, Thomas Mirabelli, Stephen Fass, Clara Cordato

Those absent:
Elizabeth O'Donnell, Kent Sammons

Also Present:
Robert Fitzsimmons, Esq., Counsel to the Zoning Board

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

Mr. Fitzsimmons swore Ms. Cordato in at this time as the alternate. And Mr. Romaine has seated Ms. Cordato at this time.

Minutes – Nov. 22, 2021

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

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

Caviezel –Variance

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. Mirabelli asks if they got Board of Health approval. Where would the septic go on this property? The applicant spoke with Mike Deruzzio and retained Ed VanAlstyne. They said you can build an engineered system on the property and has a letter.

The Board did take notice that most if not all houses around the property do not meet the setback rule. The applicant is not asking or proposing anything out of character of the neighborhood.

The applicant at this time does not have plans nor an architect, they do not own the property it is a contingence with the seller to see if he can even make it a buildable site. The house has to be a minimum of 2500' due to HOA regulations.

Mr. Fitzsimmons lets the Board know that it is a type 2 action for SEQRA so no need to do SEQRA. Also recommends the Board send the application to the Town Planning Board for review.

The Board would like to see a map showing where the house would be.

Mr. Romaine makes a motion to accept the completed application, seconded by Mr. Fass and approved by all present.

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

Mr. Romaine makes a motion to set the Public Hearing for March 28, 2022 at 7:10pm, seconded by Mr. Mirabelli and approved by all present.

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

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

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

Jean-Adele Howard
Secretary, Town of Taghkanic Zoning Board of Appeals
Next Meeting: March28, 2022 at with a Public Hearing at 7:10pm.
Accepted by: _____
Title: _____
Date: _____