

**Town of Taghkanic Zoning Board of Appeals**

**Meeting Date: October 27, 2025**

**Present:** Chairman Jim Romaine; Members Tom Mirabelli, Kent Sammons, Joe Cordato

**Absent:** Elizabeth O'Donnell, Stephen Fass

**Also Present:** Attorney Rob FitzSimmons

Meeting called to order by Chairman at 7:00 p.m.

Motion to accept the Minutes of the ZBA Meeting held on September 22, 2025 made by Kent Sammons and seconded by Tom Mirabelli.

*Ayes: Jim Romaine, Kent Sammons, Tom Mirabelli, Joe Cordato*

*Nays: None*

**Application from Leslie Chambers and W. Frost White, Jr.** to construct a pickle ball court in the front yard of her home at 511 Copake Lake Road Extension. The property sits at the corner of Copake Lake Road and Copake Lake Extension and is a non-conforming lot in a 3-acre zoning district. The Board considered where the front of the house is in relation to the driveway and determined that a variance is necessary.

The front yard is about 12' above road grade and the proposed pickle ball court will sit on the only flat area on the parcel. The back yard is sloped and contains an old "farm dump" which they do not wish to disturb. Setbacks will be 35' front, 75' back, and 65' on one side and 75' on the other side. Court will be blacktopped and will have no lighting or surrounding fence and will have a portable net that will be removed when they are not playing.

Following discussion, the Chairman deemed the application to be complete and made a motion to accept. The motion was seconded by Joe Cordato.

*Ayes: Jim Romaine, Joe Cordato, Tom Mirabelli, Kent Sammons*

*Nays: None*

The ZBA informed the applicant of the steps to be taken, including notice in the newspaper and mailed (return receipt) notice to nearby neighbors. The applicant should bring the "returned receipts" to the next meeting.

On a motion made by Chairman Jim Romaine, a public hearing was set for November 24, 2025, at 7:10 p.m. Motion seconded by Kent Sammons.

*Ayes: Jim Romaine, Kent Sammons, Joe Cordato, Tom Mirabelli*

*Nays: None*

With no further business before the Board, a motion to adjourn at 7:24 made by Jim Romaine and seconded by Joe Cordato.

*Ayes: Jim Romaine, Joe Cordato, Tom Mirabelli, Kent Sammons*

*Nays: None*