

Town of Taghkanic Zoning Board of Appeals

Meeting Date: November 24, 2025

Present: Chairman Jim Romaine; Members Elizabeth O'Donnell, Tom Mirabelli, Kent Sammons

Also Present: Attorney Rob FitzSimmons

Public: Leslie Chambers, Frost White, Dawn Zadeh, Rachel Zadeh, Abel Garcia, Ray Doty

Meeting called to order at 7 p.m. by the Chairman.

Motion to accept the Minutes of October 27, 2025 made by Tom Mirabelli and seconded by Kent Sammons.

Ayes: Romaine, Mirabelli, Sammons

Abstain: O'Donnell

Nays: None

Chairman Jim Romaine made a motion to open the Public Hearing on the Chambers and White Pickle Ball Court. The motion was seconded by Kent Sammons.

Ayes: Romaine, O'Donnell, Mirabelli, Sammons

Nays: None

Ms. Chambers gave the return receipt postage slips to the ZBA. Setbacks are not a consideration on this undersized lot; the variance is being sought due to the proposed location of the court in the "front yard". The house is situated on a corner lot facing Copake Lake Road while the entrance to the driveway is on Copake Lake Ext. The pickle ball court is intended for the private use of the residents and will not have fencing or lighting. Additionally, there will be a portable net that will be removed when the court is not being used. No one in the audience spoke out against application. SEQRA is not required for this accessory use.

Motion to close the Public Hearing made by Jim Romaine and seconded by Tom Mirabelli.

Ayes: Romaine, O'Donnell, Mirabelli, Sammons

Nays: None

Motion to grant the variance with the restrictions as stated in the paragraph above was made by Kent Sammons and seconded by Jim Romaine.

Ayes: Romaine, O'Donnell, Mirabelli, Sammons

Nays: None

The applicants were instructed to obtain a permit from the Building and Code Enforcement Officer.

Mr. Garcia and Mr. Doty approached the ZBA with a request to use a barn on the property at 863 State Route 82 for a consignment shop. With the maps available to the ZBA at this meeting, it is very difficult to determine with any certainty whether the property is in the R2 or B1 zone. More research is needed.

Dawn Zadeh, who has a 6+ acre parcel on Post Hill Road (R3 Zone), asked the ZBA about creating an Accessory Dwelling Unit or subdividing her property. She was instructed to go to the Planning Board.

Motion to adjourn the meeting was made by Jim Romaine and seconded by Kent Sammons.

Ayes: Romaine, O'Donnell, Mirabelli, Sammons

Nays: None

Meeting adjourned at 7:45.