

**MINUTES – TOWN OF ALLEGANY
ZONING BOARD of APPEALS MTG**
Wednesday April 22, 2026, at 5pm at The Town Hall

Approved

PRESENT

Kathy Martin (Chair)
Jeff Baxter
Peter Hellier
John Jones
Carol Ozzella

ALSO PRESENT

Dan Brown (CEO); Michele Lovern (Building & Zoning Clerk); Stephanie Beneng (Canticle Fram)

OPEN MEETING @ 5:00pm

Salute to the Flag

APPROVE MINUTES

*Motion to approve March 25, 2026, minutes by: J. Jones 2nd by C. Ozzella
J. Baxter – Y; P. Hellier -Y; J. Jones – Y; K. Martin – Y; C. Ozzella – Y; CARRIED*

NEW BUSINESS

1) Reviewed and discussed Canticle Farms at 3809 Old State Road (SBL#93.002-18.1) to put in two 17'x22' platforms on moveable skids for two tent camping sites:

S. Beneng - explained that what she wants to be part of Agrotourism. To open a charged, seasonal Spiritual retreat for max of 4 people per tent for 2 nights, max, to reflect in nature and can help on the farm. They would have potable water and portable toilets until they can upgrade their septic to put in showers for the retreaters.

The Board defined this project as a Campground, which is permitted and Ag-Forest with a Special Use Permit. Main concern from the board was the porta toilets and showers discharge; Supervision; Set-backs; Parking and the need for sets plans showing dimensions and placement.

S. Beneng will get back to the town with above concerns and plans

2) Short-term rental ordinance for the Town of Allegany discussed:

Open discussion on the need and what would be in the ordinance for Short-term rentals, for the Town Board to review.

OLD BUSSINESS

None

FROM THE FLOOR

None

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ADJORN MEETING @ 6:15pm

Motion by: J. Jones; 2nd by: C. Ozzella

J. Baxter – Y; P. Hellier – Y; J. Jones – Y; K. Martin – Y; C. Ozzella – Y; CARRIED

NEXT MEETINGS @ 5:00pm

May 27; Jun 24; Jul 22; Aug 26; Sep 23; Oct 28; Nov 25; Dec 23

*Respectfully Submitted By:
Michele Lovern
Building and Zoning Clerk*