

TOWN OF TAGHKANIC PLANNING BOARD

MINUTES OF THE MARCH 6, 2018 REGULAR JOINT MEETING

A regular joint meeting of the Town of Taghkanic Planning was held on Tuesday, March 6, 2018 at the Town Hall.

**Those present were:**

Planning Board:

Katherine Bainer – Chair, John Roberts, Kent Sammons, Josh Plass

**Those absent:**

Planning Board:

James Alvarez Stephen Kling, Raymond Keyser, Anna Kadish – Alternate

**Also present:**

Andy Howard, Counsel to the Planning Board

Approved  
April 3, 2018

**Public Hearing –**

Three Beaux LLC – Sub-division

Mr. Sammons makes a motion to open the Public Hearing, seconded by Mr. Plass and approved by those present.

**Approved    4 Aye            (Bainer, Roberts, Sammons, Plass)**  
**0 Nays**  
**3 Absent        (Alvarez, Kling, Keyser)**

At this time Ms. Bainer opens up the floor for comments and or concerns from the public.

Mr. Russell the applicant’s surveyor, at this time gives a brief summary of the applicant. They have 90 acres to split in to 3 lots. The 90 acres appears to be already split in to 3 lots. But still want to do a sub-division not a lot line adjustment. Did research to be sure there are no restrictions or conservation easements.

Mr. Howard asks if there are 2 tax map numbers. Yes there are because there is land in both Copake and Taghkanic. Mr. Howard does believe this is a minor sub-division.

Comment:

Robert Stout- Here on behalf of one of the neighbors, he asked that the board hold the public hearing open because his client was not notified by mail and has not had time to look at the information to give a comment or any concerns they may have.

Leslie Chambers- The total acreage being disturbed for the driveway to be .5 acres is this accurate? Yes

There is reference of an archaeology relevance? The state checked that off. If there is anything with in a certain distance of said property they mark that. Did further research using the Cultural Resource Information System. There is no archaeology on this site. Does special care have to be taken along the creek/stream? They will be using silk fence during construction to protect the creek/stream. If there is a Bald Eagle nest on the property, what is the impact to it? No impact because there is no nest that they are aware of and no trees are being cut down.

Ms. Bainer asks in terms of the stream is that wet lands? Any stream is wet lands but this is not a DEC wet lands it is an Army Corp. wetlands. The driveway will avoid the flood plains and the wet lands.

Mr. Sammons asks about the septic system for par. 2, does it have to perk for a minor approval? The worst case scenario they will have to put in a sand filled system. The lawyer will reach out to Town engineer on this.

Mr. Plass makes a motion to adjourn the Public Hearing till next month, seconded by Mr. Sammons and approved by those present.

**Approved      4 Aye            (Bainer, Roberts, Sammons, Plass)**  
**0 Nays**  
**3 Absent        (Alvarez, Kling, Keyser)**

Ms. Bainer opens the regular meeting at 7:25p.m.

**Old Business –**

House of Worship – Site plan/Lot line  
Tony Yank-applicant  
Mr. Prendergast-applicants engineer.  
Mr. Russell-surveyor

Would like to combine the 2 parcels and build a building for their gathering purposes. Will be taking down the motel sign. Not to be used for room rentals. They are not in the flood plains, the flood plains is on the other side of the creek.

The Board asked about a drawing of the building, and mold in the hotel. They will provide a drawing by the next meeting. Applicant has seen no signs of mold.

Mr. Russell goes over the map showing the lot line merger. The applicant wants to merge lot 1 & 2 together.

Mr. Sammons makes a motion to accept the application as complete, seconded by Mr. Roberts and approved by those present.

**Approved    4 Aye            (Bainer, Roberts, Sammons, Plass)**  
**0 Nays**  
**3 Absent        (Alvarez, Kling, Keyser)**

Mr. Roberts makes a motion to set a Public Hearing for April 3, 2018 at 7:15p.m., seconded by Mr. Sammons and approved by those present.

**Approved    4 Aye            (Bainer, Roberts, Sammons, Plass)**  
**0 Nays**  
**3 Absent        (Alvarez, Kling, Keyser)**

Mr. Sammons makes a motion for Mr. Howard to send the application to the County Planning Board on the site plan review, seconded by Mr. Roberts and by those present.

**Approved    4 Aye            (Bainer, Roberts, Sammons, Plass)**  
**0 Nays**  
**3 Absent        (Alvarez, Kling, Keyser)**

**Minutes –**

The Board does not have enough members to vote on the minutes at this time.

Mr. Roberts moved to adjourn the meeting at 7:50 p.m., seconded by Mr. Plass and approved by all present.

**Approved    4 Aye            (Bainer, Roberts, Sammons, Plass)**  
**0 Nays**  
**3 Absent        (Alvarez, Kling, Keyser)**

Respectfully submitted,

Jean-Adele Howard  
Secretary, Town of Taghkanic Planning Board  
Next Regular Meeting Scheduled: April 3, 2018, with a public Hearing – Three Beaux LLC at 7:00 p.m. and House of Worship at 7:15p.m.

Accepted by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_