

**Approved**  
**11-8-2021**

**October 6, 2021**  
**Town of Taghkanic**  
**Town Board Meeting**

Note all documents in these minutes may be clicked on and enlarged for easier reading

**6:40 pm:** The Taghkanic Town Board and Zoning Commission held a Special meeting on the above date, attendance as follows.

**Town Board**

<b>Present:</b>	Ryan Skoda	Supervisor	
	Elizabeth Craig	Board Member	
	Kara Gilmore	Board Member	
	Linda Swartz	Board Member	
	Joyce Thompson	Board Member	
	Cheryl Rogers	Clerk	Via Zoom

**Zoning Commission**

<b>Present:</b>	Alvin Huehnel	
<b>Excused:</b>	ZC Members John Roberts	Don Critchell
<b>Via Zoom</b>	Kathy Bainer	

<b>Public Audience:</b>	Barbara Hermance	Karen Lansing	Robert Bertoletti
<b>Via Zoom:</b>	Polly Horton	Donay Queenan	Priscilla Woolworth

*Supervisor Ryan Skoda* opened the meeting with the Pledge of Allegiance and turned the meeting over to ***Board Member Joyce Thompson Co-Chair of the Zoning Commission:***

***Zoning Commission Chair Joyce Thompson*** asked for the Board’s concerns, changes, and recommendations starting at Section 80-D 4. (Housing, Assisted Living or Nursing Care) was Section 80 D 12 – **Recreation Area, Commercial or Non-Commercial: Zoning Commission Co-Chair and Secretary, Linda Swartz**, made all duly noted changes, concerns and recommendations in her attached minutes.

**Present in Person:** Town of Taghkanic Supervisor Ryan Skoda, Town Board Members Kara Gilmore and Elizabeth Craig, Town Board Members and Zoning Co-Chairs Joyce Thompson and Linda Swartz; Zoning Commission Member Al Heuhnel

**Present via Zoom:** Town Clerk Cheryl Rogers; ZC Member Kathy Bainer

**Public Audience:** as per Town Clerk’s Minutes

Town Supervisor Ryan Skoda opened the meeting at 6:30.

**Section 80-D. (continued):**

- In the titles for 80-D. 4., 5., and 6. a comma appears in the title immediately following the word “Housing”. To make the title read better, the comma will be changed to a colon.
- Several inconsistencies were noticed in the regulations for Assisted Living or Nursing Care (80-D.4.), Group Home or Adult Care Facility (80-D.5.) and Senior Citizen Housing (80-D.6.). Barbara Hermance recommended that the site should be SPEDES approved, specifically with reference to the

septic system, before the Planning Board grants approval. Kathy Bainer responded that often the State requires that the town approved the application first.

Joyce will call Ted and ask him why 80-D.4. is more specific in regard to the application than are the other two types of special needs housing and these sections will be reworked accordingly.

**80-D.4. Housing: Assisted Living or Nursing Care**

- “Nursing Care” is not a defined term. Title will be changed to “Housing: Assisted Living or Nursing Home” which is defined. Secretary will do a global search for all instances of the term “nursing care” and make changes as needed.
- Regulation 4.a. begins with “In acceptance of the concept and a reasonable assurance on an application-specific basis ...” What are we trying to say here? Is it necessary? Joyce will ask Ted.

**80-D.5. Housing: Group Home or Adult Care Facility**

- “Adult Care Facility” is not defined. Do we need a definition or should this have been titled “Alternate Care Facility”? Ask Ted.
- 5.a. see note above in reference to 4.a. Whatever changes are ultimately made to 4.a. should probably be used in 5.a. as well.
- 5.b. Change sign maximum size to 15 square feet to be consistent with changes made in Section 60-D.

**80-D.6. Housing: Senior Citizen**

- Delete paragraph b. in its entirety.
- Paragraph f. mentions an “Affordable Housing Plan”: What is it? It is not defined. Linda asked Kathy Bainer if she was familiar with it. Kathy said there might be a form with that title. Ask Ted about this. It may need to be defined.
- Barbara Hermance found the language in paragraph g. (1) and (2) to be confusing and asked about the date of the AMI that would be used. Joyce will talk to Ted and see if we can simplify the language.

**80-D.7. Car Washing Station:**

- This definition, as written in the draft code, specifically mentions “mechanical equipment” which Ryan argues might be interpreted to exclude car washes where one drives in and gets out and washes off their car with a high-pressure hose. The definition is therefore revised as follows: *“A building or part of a building used for the commercial cleaning of vehicles.”*

**80-D.8. Conference Center**

- Elizabeth Craig asked why the minimum lot size was set at 50 acres for this use. After a long discussion, no change was made, but Joyce will ask Ted for his thoughts.
- Paragraph f. is rewritten as follows: *“New construction shall be sited so as to minimize the need for major regrading, clear cutting or changing of topography.”*

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**80-D.8. Conference Center (continued)**

- Paragraph g. concerns public address systems. The language used here should be the same as the language used in Section 80-D.3.
- Paragraph h. is too complicated. The clear and concise language in 15.g. should be copied here. It reads *“Outdoor lighting shall comply with Section 60-M. of this Zoning Law.”*

While Conference Centers and Resorts and Lodges are very similar uses, the regulations are inconsistent. Joyce will talk to Ted and see if we can align these better. Barbara Hermance recommends stringent language regarding the location of septic systems, including increased setbacks if necessary.

**80-D.9. Construction Yard**

- Paragraph c. is deleted.

#### **80-D.10. Kennel**

- The definition for Kennel is modified to include “training”.
- Paragraph f. requires a 300’ setback from any property line for any outdoor dog space or building housing dogs. After a lengthy discussion, the setback requirement was reduced to 100’.

#### **80-D.11. Printing**

- Paragraph a. is deleted. Access by means of a state or county route will not be a requirement for this use. The Use Table in Section 40 will be changed to reflect this.
- It was recognized that there are essentially three levels of impact for this use: as a home-based business, a printing business would have minimal impacts on the neighborhood; a small-scale commercial printer might result in medium impacts, and a commercial printer would result in increased traffic and noise impacts. Maybe these need to be regulated separately. The definition in Section 20 lists both Retail and Wholesale Printing. The definition was modified to include the words “imprinting on any medium” (to allow for printing on clothing, drinkware, etc.) Joyce will ask Ted for his thoughts.

#### **80-D.12. Recreation Area, Commercial or Non-Commercial**

- Commercial and Non-Commercial should be regulated as two separate things, even if the regulations are the same or similar. (Paragraph g. pertains only to commercial recreation areas.) They are listed in the Use Table separately (Commercial being under Business Uses and Non-Commercial being under General Uses), They also have their own definition in Section 20.
- Paragraph d. mentions public address systems; this regulation should match with the language in 80-D.8. and in 80-D.15. Outdoor lighting might be necessary for safety and should not be prohibited.

This document was to be “searchable”. Joyce will ask Ted if that is still the plan.

**Next Meeting: Thursday, October 14, 2021 beginning at 6:30 p.m. Review will begin with Section 80-D.13.**

**Additional Meetings: October 20, and October 27. All meetings start at 6:30.**

After Joyce and Linda have had an opportunity to speak to Ted about the unanswered questions from this meeting, Linda will make the resulting changes in the draft and send those revised pages to the Board for further discussion.

The Town Board set the following for Joint Special Meeting with the Zoning Commission:

**October 14, 2021 at 6:30 pm**

**October 20, 2021 at 6:30 pm**

**October 27, 2021 at 6:30 pm**

#### **Executive Session:**

**With no further business,** on a motion by ***Board Member Elizabeth Craig***, seconded by ***Board Member Kara Gilmore*** the meeting was adjourned at **8:51 pm**, carried unanimously by all members present. The next Regular meeting will be **October 11, 2021** at the Taghkanic Town Hall.