

**Approved  
11-8-2021**

**October 14, 2021  
Town of Taghkanic  
Town Board Meeting**

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

**6:30 pm:** The Taghkanic Town Board and Zoning Commission held a Special meeting on the above date, attendance as follows.

**Town Board**

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

**Zoning Commission**

**Present:** Alvin Huehnel  
**Excused:** ZC Members John Roberts Elizabeth O'Donnell, Kathy Bainer  
**Via Zoom** Ted Fink Don Critchell

**Public Audience:** Barbara Hermance Robert Bertoletti Karen Lansing White  
Joshua Plass Joseph Cordato Clara Cordato  
Elisabeth Albert Diane Rodriguez

**Via Zoom:** Susan Raymond Jason Lennon Celine Kagan Pauline Lee

*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 -5 Housing, Group Home or Adult Care Facility -6 Housing, Senior Citizen. ***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 Member Kara Gilmore, Town Board Members and Zoning Co-Chairs Joyce Thompson and Linda Swartz; Zoning Commission Member Al Heuhnel

**Present via Zoom:** Town Board Member Elizabeth Craig, Town Clerk Cheryl Rogers; ZC Members Kathy Bainer and Donn Critchell, Zoning Commission Consultant Ted Fink

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

Town Supervisor Ryan Skoda opened the meeting at 6:30 with the Pledge of Allegiance.

**Section 80-D.4., 5. and 6.**

General questions from the October 6, 2021 TB/ZC Review were posed to Zoning Consultant Ted Fink for discussion:

**Q:** Why are there different regulations for Group Homes/Adult Care Facilities, Senior Citizen Housing and Assisted Living/Nursing Home when the uses seem so similar?

**A:** Assisted Living or Nursing Home tends to be a large facility and the conditions would permit a rather large area to be developed. It's about scale. There needs to be protections in place that treat the uses differently.

**Q:** Why is there a 50-acre minimum lot size for Assisted Living or Nursing Homes with maximum density of four people per acre, but there is no such requirement for Group Homes?

**A:** For Assisted Living or Nursing Homes, the ZC wanted to ensure adequate lot area with density that would be comparable to other residential density in the town. The same thought went into Conference Centers. These facilities need to be large in order to make money. Town Board should look at how many acres and beds nursing homes in other Columbia County towns have. *(As discussion proceeded, Ryan checked various websites and determined the following: Whittier: 13 acres/ 120 beds; Livingston Hills: 12 acres/128 beds; Pine Haven: 50 acres/180 beds; Barnwell: 236 beds; and the Fireman's Home has 120 acres and 140 beds.)*

Group homes are usually in a single-family home on a lot and blend into the residential area. Occupancy limits and number of bathrooms in the home are set by State and County for "decent, safe, and sanitary" housing. The Planning Board can only grant final approval once approvals have been obtained from all other involved agencies.

Further discussion on Section 80-D.4. is tabled for the next meeting.

Ted recommends that the "Group Homes or Adult Care Facility" be changed to "Group Home" without the age specificity of "Adult Care". Secretary will do a global search to remove all references to "Adult Care".

Ted will come up with language for a blanket statement that applies to all Special Use Permits, which will be inserted at the beginning of 80-B.

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

- Delete paragraph a.
- Delete paragraph b.
- Renumber subsequent paragraphs accordingly.
- Ted will draft language for a new number in 80-D.4.d. specific to septic tank placement.

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

- Delete "or Adult Care Facility" from title, Use Table, Definition, and any other occurrence.

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

- Preference for Senior Housing will be given to residents of the town and their parents (Paragraph a.) Ted will look to see if there is any case law regarding this allowance.
- What is the "Affordable Housing Plan" referred to in Section 80-D.6.f.? Ted said it is part of the evidence presented to the Planning Board as a certain requirement. What does it include? Tabled for next meeting.
- What date range is used to establish the Area Median Income (AMI) requirement in 80-D.6.g.(1) and (2)? Ted said the AMI is set annually; the information required would be the latest, most up-to-date AMI.

Secretary will delete "Community Residence" from Definitions and do a global search to be sure it does not appear anywhere else in the code.

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

- Minimum lot size is set at 50 acres with a maximum of 25 guest rooms. A large facility like this would need a greater setback for septic. **Keep density but require less acreage?**
- Delete e.

**80-D.11. Printing**

- This use will be separated into two uses; small-scale (home-based business) and large-scale (offset printing). Change Use Table back to being two separate uses and create clear definitions.

**80-D.13. Motor Vehicle Repair Shop**

- Delete first two sentences of 13.b. Leave only the sentence regarding repair bays.
- Ryan feels that a Motor Vehicle Repair Shop could be located in a residentially-zoned district if it is properly sited, saying it is better to regulate them than to have them operating illegally without regulation. A Special Use Permit would be required and regulations should include adequate distance from neighboring properties and public roads and year-round screening or landscaping. Thought must be given to noise, odors, traffic, proper disposal of fluids, batteries, tires, and junk parts. Barbara H. said this would lower the value of neighboring properties. Ted suggested that we have separate regulations for the MU and residential districts. **Further discussion needed.**
- 80-D.13.c. requires pedestrian entrances be at the road side of the building. Town Board feels entrance should be wherever it is safe and out of the way of vehicle traffic.
- 80-D.13.g. will be reworded to say screening or green fencing; be more specific. Not necessary in the MU but suitable in the residential zones.
- 80-D.13.h. and 13.i. would be appropriate regulations in the MU.

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

**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 Linda Swartz*, seconded by *Board Member Kara Gilmore* the meeting was adjourned at **8:37 pm**, carried unanimously by all members present. The next Regular meeting will be **November 8, 2021** at the Taghkanic Town Hall.