

TOWN OF TAGHKANIC PLANNING BOARD  
AND  
TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE DECEMBER 5, 2017 REGULAR JOINT MEETING

A regular joint meeting of the Town of Taghkanic Planning Board and Zoning Board of Appeals was held on Tuesday, December 5, 2017 at the Town Hall.

**Those present were:**

Planning Board:

Katherine Bainer – Chair, James Alvarez, Kent Sammons, Raymond Keyser, Eric Gaylord, John Roberts, Anna Kadish – Alternate

Zoning Board of Appeals:

James Romaine – Chair, Elizabeth O'Donnell, Moisha Blechman, Mark Stickles, Thomas Mirabelli

**Those absent:**

Planning Board:

Stephen Kling

Zoning Board of Appeals:

Tara Buffa

**Also present:**

Robert Fitzsimmons, Esq., Counsel to the Zoning Board

George Schmit – Morris Associates

Approved January 2, 2018
-----------------------------

**Old Business –**

Gasland –

Ms. Bainer takes the time to update the Zoning Board on what the Planning Board has done to date. Mr. Fitzsimmons takes the time to update the Zoning Board on the application. The applicant also took the time to update on the project.

Mr. Romaine asks about soil of the property and surrounding properties. What is the DEC process and was it followed? The applicant says yes they have followed all regulations. If at the time of construction any contaminated soil is discovered they have to report it.

Mr. Romaine also asked about the traffic going in and out of the property. Has DOT signed off on this? The applicant does have confirmation from DOT that the access is in the best possible place it could be in. Is there going to be a one-way out direction or can they cross Route 82? The applicant states that is still with DOT along with the reduce speed limit request. The applicant has agreed to a right turn out only.

Mr. Mirabelli asked about a traffic study in the area. Mr. Schmit states he saw some of the study but he doesn't get into that because that is a DOT area. Ms. Bainer informed the Boards that the

other agencies (DEC, DOT, Health Dept.) involved will not go forward with their examination of the plan until the Planning Board gave a negative declaration.

Mr. Fitzsimmons at this time believes the Zoning Board needs to make a motion to confirm that they are satisfied with the Planning Board operation as lead agency for SEQRA purposes.

Mr. Romaine makes a motion that the Planning Board is Lead Agency on this project, seconded by Mr. Stickles and approved by those present.

**Approved 5 Aye (Romaine, Mirabelli, O'Donnell, Blechman, Stickles)**  
**0 Nays**  
**1 Absent (Buffa)**

Ms. O'Donnell asked how does the other agencies proceed with their review and how do they communicate their findings with the Town? Ms. Schmit states that the other agencies will not move forward until they see that it is a real project which happens when a Negative Declaration is given. As for the findings they respond to the applicant and the applicant then informs the Town.

Ms. Blechman at this time asks for a better understanding of the illustration. The applicant takes the time to explain the illustration to both Boards as requested.

Mr. Fitzsimmons at this time reads a revised resolution to both Boards.

Mr. Alvarez makes a motion for a Negative Declaration for purposes of SEQRA, seconded by Mr. Gaylord and approved by those present.

**Approved 6 Aye (Bainer, Roberts, Sammons, Gaylord, Alvarez, Keyser)**  
**0 Nays**  
**1 Absent (Kling)**

Mr. Romaine makes a motion for a Public Hearing on Jan. 2, 2018 at 7 P.M. for a Special Use Permit, seconded by Mr. Stickles and approved by those present.

**Approved 5 Aye (Romaine, Mirabelli, O'Donnell, Blechman, Stickles)**  
**0 Nays**  
**1 Absent (Buffa)**

Mr. Romaine makes a motion to end the joint meeting at 8 P.M., seconded by Mr. Stickles and approved by those present.

**Approved 5 Aye (Romaine, Mirabelli, O'Donnell, Blechman, Stickles)**  
**0 Nays**  
**1 Absent (Buffa)**

**New Business –**

Friedrich/Piester – Minor Sud-division

The applicant at this time is looking for the Boards advice on how they should move forward with the sub-division. Should they have the back lot with a right of way or a flag lot? After discussion the Board has advised that the surveyor contact the lawyer for his input. The applicant will return for the next meeting on Jan. 2, 2018.

Gaylord – Sub-division

Mr. Sammons has recused himself at this time.

The applicant is looking to give a lot to grandson. The Board takes the time to go over the applicant. The Board recommends that the applicant’s lawyer contact the Board lawyer to be sure all is legal with the family issues.

Mr. Gaylord makes a motion for a Public Hearing on Jan. 2, 2018 pending family issues are dealt with, seconded by Mr. Keyser and approved by those present.

**Approved 5 Aye (Bainer, Roberts, Gaylord, Alvarez, Keyser)**  
**0 Nays**  
**1 Absent (Kling)**  
**1 Recused (Sammons)**

Mr. Sammons returns to the meeting at this time.

**Minutes -** October 3,2017

Mr. Keyser makes a motion to approve the minutes, seconded by Mr. Gaylord and approved by those present.

**Approved 6 Aye (Bainer, Roberts, Sammons, Gaylord, Alvarez, Keyser)**  
**0 Nays**  
**1 Absent (Kling)**

Mr. Alvarez moved to adjourn the meeting at 8:45 p.m..., seconded by Mr. Sammons and approved by all present.

**Approved 6 Aye (Bainer, Roberts, Sammons, Gaylord, Alvarez, Keyser)**  
**0 Nays**  
**1 Absent (Kling)**

Respectfully submitted,

Jean-Adele Howard  
Secretary, Town of Taghkanic Planning Board  
Next Regular Meeting Scheduled: December 5, 2017 at 7:00 p.m.  
Accepted by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_