

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

MINUTES OF THE JANUARY 2, 2018 REGULAR JOINT MEETING

A regular joint meeting of the Town of Taghkanic Planning Board and Zoning Board of Appeals was held on Tuesday, January 2, 2018 at the Town Hall.

<p>Approved April 3, 2018</p>

Those present were:

Planning Board:

Katherine Bainer – Chair, James Alvarez, Kent Sammons, John Roberts,
Anna Kadish – Alternate

Zoning Board of Appeals:

James Romaine – Chair, Mark Stickles, Thomas Mirabelli, Moisha Blechman (7:15)

Those absent:

Planning Board:

Stephen Kling, Raymond Keyser, Eric Gaylord

Zoning Board of Appeals:

Tara Buffa, Elizabeth O'Donnell

Also present:

Andy Howard, Counsel to the Planning Board

Public Hearing –

Gasland –

Ms. Bainer opens the public hearing for comments.

Mr. Roberts reads a letter from Ms. Hoffman and Mr. Carley with her comments and concerns.

Public Comments:

- Have the DOT comments on the access turn been addressed? DOT is still pending.

At this time Ms. Bainer asks the applicant to give a small presentation.

Public comment: This section of road has been named the worst in Columbia County.

Applicant responses with that they are undergoing review with the NYS transportation.

Mr. Mirabelli mentions the right in, right out is not good for the locals. How do we vote on this if DOT is still open?

Ms. Blechman arrives at 7:15

Mr. Howard states that the Boards should be focused on circulation on site, how vehicles are going to interact with the fueling stations, with the store its self, & the location of the entrance. The Board can't vote based on the entrance due to DOT has jurisdiction on that. The Town has no jurisdiction over entrance.

Public Comment: Can a stop light be put in? No cross road so probably no.

Public Comment: Speed Limit to begin and end where? Approximately 1.5 miles east and west. Still waiting on DOT approval.

Public Comment: Environmental requirements passed, are the wet lands protected from gas tanks underground? Yes all guide lines have been met.

The applicant takes this time to explain the tank system being used.

Public Comment: What are the hours of operation? 5am-10pm 7 days a week.

Mr. Romaine asked explain the signage they plan to use. The sign is 7.8 foot tall called a monument sign. It will go under review by DOT for a permit. The sign does meet the Town Zoning.

Public Comment: How much fuel will be stored at any given point? Will you be selling diesel also? There are 2 12000 gal. tanks on site. Yes there would be diesel as well.

Public Comment: The location is the worst spot can they look at another spot down the road? The applicant cannot speak for the owner, this property is for sale and that's why they picked it.

Public Comment: Is there any proposal for electric charging stations? There is a dedicated location for one if the need arises.

Mr. Romaine mentions that there will be no seating available. It is a walk in, walk out establishment.

Public Comment: What kind of store will it be? It is a typical convenient store.

Mr. Romaine makes a motion to close the public hearing, seconded by Mr. Sammons and approved by those present.

Approved 9 Aye/0 Nays/5 Absent

Ms. Bainer opens the regular meeting at 7:35 p.m.

Site Plan Approval –

Mr. Howard hands out a resolution for the Site Plan approval on Gas Land. The Board and Mr. Howard go over the resolution at this time.

Mr. Alvarez makes a motion to approve the Site Plan, seconded by Mr. Sammons and approved by those present.

Approved 5 Aye (Bainer, Roberts, Alvarez, Sammons)

0 Nays

3 Absent (Kling, Gaylord, Keyser)

Special use Permit –

Mr. Stickles makes a motion to approve the Special use Permit, seconded by Mr. Mirabelli and approved by those present.

Approved 4 Aye (Romaine, Mirabelli, Blechman, Stickles)

0 Nays

2 Absent (Buffa, O'Donnell)

The Board will notify the County Planning Board of the approvals.

ZBA left the meeting at this time.

Old Business –

Gaylord – Sub-division

Ms Bainer informs the Board this application is on hold at this time.

Friedrich/Piester – Minor Sud-division/Lot Line Adjustment

The surveyor gave an update with new changes and an updated map with additional information.

Mr. Alvarez makes a motion to set a Public Hearing on Feb 6, 2018 at 7:05 p.m., seconded by Mr. Sammons and approved by those present.

Approved 5 Aye (Bainer, Roberts, Alvarez, Sammons)

0 Nays

3 Absent (Kling, Gaylord, Keyser)

New Business –

Three Beaux LLC – Sub-division

The surveyor takes the time to inform the Board what the applicant would like to do. They have 90 acres they want to split in to 3 parcels. The last sub-division was in 2005. Knows they need a highway approval for the driveway permit. The Board needs a letter from Copake on how they want to proceed with this. Also need a Health Dept. letter. The Board received a check for the application fee in full.

House of Worship –

A town member has come to ask what they need to do in order to take the old motel and turn it in to a temple/house of worship. The Board informs them that they need to go to Mr. Callahan and he would walk them through what needs to be done.

Minutes - December 5, 2017

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

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

Ms. Bainer takes the time to inform the Board that Mr. Gaylord will be resigning due to moving out of the town. A new member will be getting appointed by the Town soon.

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

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

Respectfully submitted,

Jean-Adele Howard
Secretary, Town of Taghkanic Planning Board
Next Regular Meeting Scheduled: February 6, 2018 at 7:00 p.m.
Accepted by: _____
Title: _____
Date: _____