

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
January 5, 2015

Meeting called to order at 6:39 by Joyce Thompson.

Members present: Chairperson Joyce Thompson, Linda Swartz, Kathy Bainer, Elizabeth O'Donnell, Al Huehnel, Moisha Blechman. John Roberts arrived at about 7 p.m.

Excused: Dennis Callahan

Also present: Ted Fink, GreenPlan, ZC Consultant

Approval of Minutes

Motion to approve Minutes of December 15, 2014, made by Kathy Bainer and seconded by Elizabeth O'Donnell

Ayes: 4 (Bainer, O'Donnell, Huehnel, Swartz) Nays: 0 Abstained: 1 (Blechman)

NOTE: John Roberts had not yet arrived when the Minutes were accepted.

Review Information from ZC Member Interviews with Real Estate Brokers and Contractors:

Linda spoke to Agnes LaSalvia who advises that:

- There does not appear to be any development trends locally.
- Most people are looking for single-family homes, sometimes with extra space for guests or to house family members, but they usually want this space within the primary residence (not as a separate apartment).
- Buyers of higher-end properties often want accessory housing for caretakers or guests.
- At this time, no one is looking for or asking about the ability to add a secondary structure for rental purposes.
- Rural living is falling out of favor – people want to live near urban centers where they can walk to entertainment and services.
- There are issues with adequate water supply for large developments.
- Home-based businesses quietly exist, usually with low impact to neighborhood (artists, computer businesses, etc.) and regulations, permit fees and tax impacts are likely to keep them operating in the shadows.

Joyce spoke to a broker at Grace Post Realty whose comments were very similar to those made by Agnes:

- There are no trends.
- They are seeing interest in low-end housing (<\$200K) and very little interest in high-end housing.
- People want to live near services and don't want a long commute.
- Some people have asked about extra living space as for a mother-in-law apartment or guests. (Not clear if they are looking for this space to be in an accessory structure or within the primary residence.)
- Home-based business is important to those who are looking for housing.

Micro-breweries and distilleries can have significant impacts on the neighborhood, but since they are considered to be agricultural, local control is somewhat limited.

Review Materials from Ted:

We reviewed and discussed a new draft section prepared by Ted: **Article 90. Site Plan Review and Approval**. Ted said that we might find this Article onerous, but he prefers to give the ZC as much as he can offer for our consideration and discussion and will remove what we don't want.

- The language regarding Site Plan Review as it appears in the existing Code, does not meet NYS requirements.
- Anything in our Use Table which is not permitted by right would require site plan review.
- As drafted, this new **Article 90** gives discretion to the Planning Board for minor changes to land. In such cases, the PB still must make a finding that site plan approval is not required.
- Clicking the word [Back] which appears at the end of the sections will take the reader back to the local Table of Contents.
- **90-B.** The >15,000 s.f. requirement for Agricultural Site Plan Review has been used by other communities, thus far without challenge. (Ag & Markets allows for "reasonable standards").
- Elizabeth suggested that to eliminate the possibility of conflict, the first sentence in **90-B.** should end after "certificate of occupancy."
- We need to give some more thought and discussion to creating a Business District Master Plan
- Need to keep list of uses (**90-C.**) consistent throughout. Wherever a special use permit is needed, site plan approval is required.

- Kathy said that we should think of this document as something which guides the committees, not the public.
- **90-C.2.b.** references historic structures. Since we don't currently have any historic designation, this section has been inserted as a "placeholder" in the event of a designation or possible historic overlay.
- **90-D.** allows for the Planning Board to require only a "Sketch Plan" rather than a full Site Plan. Elizabeth recommends changing "rough sketch" to "scaled sketch".

ZC members are instructed to read through this draft document carefully and make notes to be discussed at the next ZC Meeting on January 19.

Ted will begin work on draft supplemental regulations for Parking, Sign Regulations, Conservation Subdivision, and Stormwater Management (C., D., F., and O., respectively as they appear in Article 60.) Noise Regulations (N.) will be removed from the list since it will be handled by local law. Linda will locate and e-mail the proposed "Noise Law" to the ZC members for review and finalizing for transmission to the Town Board.

Elizabeth cautions that the final document may get too large and cumbersome for people to deal with, and suggests we try to keep it succinct. The hyperlinks will provide an easy method for searching only those topics in which a person is interested.

Review Training Results:

We did not have time to cover this item. Please review your training and be prepared to discuss at next meeting.

New Business:

From the Commission: None

From the Public: None

Next Meeting:

The next ZC meeting is scheduled for Monday, January 19, 2015 at 6:30 p.m. (*Dennis is excused*)

NOTE: The Town Board is holding an "All Department Meeting" on January 22, 2015 at the Town Hall beginning at 7 p.m. at which major issues from 2014 and goals for 2015 will be discussed and communication between the Planning Board and the ZBA will be facilitated. **ZC Members are urged to attend.** (*John and Elizabeth are excused*)

Motion to adjourn: Linda Swartz

Seconded by: Moisha Blechman

Ayes: 6 (Swartz, Blechman, Huehnel, O'Donnell, Bainer, Roberts)

Nays: 0

Abstained: 0

Meeting adjourned 8:43 p.m.

Public in attendance: None

Prepared by: Linda Swartz