

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
March 28, 2015

This special full-day Saturday meeting of the Zoning Commission is being held to make up for meetings which were cancelled during the months of January and February due to snow and ice. Meeting called to order at 10:10 a.m.

Members present: Co-Chairs Joyce Thompson and Linda Swartz; Members Kathy Bainer, Al Huehnel, Donn Critchell and Elizabeth O'Donnell. Moisha Blechman arrived late.

Excused: John Roberts, Dennis Callahan

ZC Consultant Ted Fink was also present.

Ted supplied us with the latest draft (Version 7) of Article 60, Supplemental Regulations, and gave us an update on its contents.

- We have effectively completed work on Sections A through F and Section Q.
- Section G, Water Supply and Sewage Disposal Requirements, is handled by the County Department of Health, and those regulations will be referenced in that section.
- We talked briefly about the work we will face in Section H, Renewable Energy Systems. Kathy mentioned a new initiative in renewable energy which provides energy for an entire neighborhood.
- Required Screening, Section I, is primarily related to landscaping and would be handled as part of the Site Plan Review by the Planning Board.
- Section J falls under Ag & Markets guidelines. We hope to be able to expedite site plan review for farms whenever possible.
- Section K, Keeping Farm Animals on Non-Farm Parcels, could have neighborhood impacts.
- Section L, Roadside Stands, requires consideration of size, placement, traffic impacts, signage.
- Section M, Lighting Regulations, (Dark-Skies Regulations). Planning Board Site Plan Approval Process.
- Section N, Noise Regulations. This section will refer to the Town's Local Law on noise (once finalized).
- Section O, Storm Water Management. This section acknowledges NYS requirements for new development and gives some guidance to the Planning Board.
- Section P, Green Building Standards, will encourage energy star compliance and other green building standards.

The entire Table of Contents will contain links, so that when you click on a topic, you will go directly to that topic in the Code.

The ZC began a thorough review of the draft document and suggested some changes.

- 60.A.2 mentions thresholds that trigger the need for County Planning Board approval. Kathy suggested that we ask someone from the County to come and train our Planning Board and ZBA in these guidelines.
- ZC members recommended that some items be in bold type and that there be consistency in text (capital letters).
- 60.B. Environmental Performance Standards, deals with nuisance issues, excluding agricultural operations and forestry.
 - 60.B.2: Ted will check DEC regulations on controlled burns.
 - 60.B.4: We don't have public sewers in Taghkanic, but Ted felt it didn't hurt to have this regulation for the future.
 - 60.B.6: Include the word "commercial" in the first sentence: "All commercial activities . . .". Also check with Dennis with regard to SARA forms filing.
- Section 60.C. "Off-Street Parking and Loading Standards" deals primarily with parking. The second half of the first sentence in is eliminated, and this first sentence will be the "Intent" of this section. The "Purpose" of this section is stated beginning with the second sentence; "The Town of Taghkanic . . ."
 - Joyce mentioned that last year, the Office of the Aging authorized a study of public transportation needs.
 - Al expressed concern with littering and dumping on back roads; Joyce will look into having a local law.
 - The "Schedule" (table) contained in the Version 7 draft was revised by discussion of the ZC.
 - Sufficient area for parking must be shown on the site plan even if the parking is not initially built.
 - It is suggested that parking and driveway setbacks (15') be included in the density table with the other setbacks.
 - Landscaping must be the most visible feature of a parking area.

- 60.D. Sign Regulations. Several minor edits were made throughout this section. More significant changes were:
 - 4. Exempt Signs:
 - j. Off-premise farms signs for pick-your-own, corn maze, Christmas trees, etc. (4 sf/face)
 - k. Any sign inside a building, not attached to a window or door that is not legible from a distance of more than three feet beyond the lot line of the parcel on which such sign is located.
 - l. Signs of historic significance.
 - Signs on vehicles, as it appears under 5.c. "Prohibited Signs" will be moved to "Exempt Signs" and will be permitted, but restricted.
 - 8. Permanent Signs in Residential Districts: add a sign for agricultural products produced or processed on the property on which the sign is located.
 - 10. Several minor changes were made under "Design Criteria". In several instances, the word "shall" is replaced with the word "should". Does this section need a purpose statement?
 - 12. And 13. Relate to billboards; there are none in Taghkanic. These sections will be removed.

If a property on which a non-conforming sign is sold, the sign must be brought into compliance.

Sign regulations required a new grouping of definitions, which Ted included in this document.

Elizabeth suggested that all the information on Conservation Subdivisions be located in one place to show the advantages such as shorter roads, shared driveways, lesser setbacks requirements, etc.

Joyce said that somewhere in the code, she would like to see a flow chart for applications.

ASSIGNMENT: ZC members are directed to read the new definitions on Page 14 and Conservation Subdivisions, Pages 18-31, make notes and have comments ready for discussion at our **next meeting on April 6 at 6:30 at the Town Hall.**

Other Business:

Joyce will contact Patrice Perry at the County regarding training.

Joyce reported that the Town Board approved a culvert study.

Kathy Bainer will forward an e-mail she received regarding courses being offered by Cornell Cooperation Ext.

Motion to adjourn: Moisha Blechman

Seconded by: Donn Critchell

Ayes: 5 (Blechman, Critchell, O'Donnell, Bainer, Huehnel) **Nays:** 0 **Abstained:** 0

Meeting adjourned 4:00 p.m.

Public in attendance: None

Prepared by: Linda Swartz