

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
May 18, 2015

Meeting called to order at 6:40 by Joyce Thompson.

Members present: Co-Chairs Joyce Thompson and Linda Swartz; Members Kathy Bainer, Al Huehnel, Moisha Blechman, Donn Critchell, Dennis Callahan

Also Present: ZC Consultant Ted Fink, GreenPlan

Excused: John Roberts, Elizabeth O'Donnell

Approval of Minutes

A minor typographical error was noted and corrected.

Motion to approve Minutes of May 4, 2015, as corrected, was made by Donn Critchell and seconded by Kathy Bainer.

Ayes: 4 (Critchell, Bainer, Blechman, Huehnel) Nays: 0 Abstained: 1 (Callahan)

Supplementary Regulations Review:

In accordance with a decision made at the May 4, 2015 ZC Meeting, Ted reduced the size of Section F, Conservation Subdivisions, by moving the bulk of the procedures to a separate Index.

Section G. Water Supply and Sewage Disposal Requirements:

Water and sewage disposal is managed by the County Department of Health and NYSDEC. We might include in the code an agency index where all of the various federal, state and county agencies with which an applicant might have to interact could be listed. (Separate insert?)

Section H. Renewable Energy Systems:

Given Taghkanic's topography, the installation and use of wind energy systems is not likely.

A building permit is required for the installation of a solar energy system using the New York State Unified Solar Permit Application. Per Ted, solar energy systems are regulated depending upon whether they are non-commercial or commercial, and the State is encouraging the use of the Unified Solar Permit Application. Ted suggested that the Town consider adopting this system.

Definitions for this section include size limitations for small, medium and large scale solar systems. Medium and Large systems (>10,000s.f. would require a Special Use Permit. The ZC had already defined Solar Energy Equipment and Solar Energy System; Ted will take a look at them and coordinate with these regulations.

- Item e. regarding setbacks will be changed per discussion to say that ground-mounted solar energy systems shall meet front yard setback requirements.
- Item f. Need to create driveway specifications since it does not exist in Town Code.

Section I. Required Screening for Non-Residential Uses:

In number 3 of this section, "Certificate of Occupancy" must be changed to "Certificate of Compliance".

Section J. Agriculture:

- Ted included a link to "Sound Agricultural Practices Guidelines", in this May 18, 2015 ninth draft version of the Supplemental Regulations.
- It is noted that buildings that house farm workers are not considered to be "agricultural" structures; they are residential structures.
- Item Number 2 regarding Manure Storage: "or a public street right-of-way" will be added to the end of the sentence.
- Item Number 3, first sentence: The word "is" will be added after "Town of Taghkanic" and "shall provide buffers" is changed to "should provide buffers".
- Item Number 4: The word "to" will be removed from the end of the sentence.
- Item 6.b. conflicts with Article 60.J.1. with regard to building setback requirements.
- Item 6.c.v. The words "then follow" will be removed.

Noise Law:

The changes to the proposed Noise Law were reviewed. Linda will type up the revised document and send it to the ZC for review and discussion at the June 1 ZC Meeting. We hope to have this ready for recommendation to the Town Board at the June TB Meeting.

New Business:

From the Commission: None.

From the Public: None

Next Meeting:

Monday, June 1, 2015 beginning at 6:30 at the Town Hall. ZC members are instructed to continue reading through the Supplementary Regulations, from K through R, and be prepared to discuss at the June 1 Meeting.

Motion to adjourn: Dennis Callahan

Seconded by: Moisha Blechman

Ayes: 7 (Callahan, Blechman, Critchell, Huehnel, Bainer)

Nays: 0

Abstained: 0

Meeting adjourned at 8:43

Public in attendance: None

Prepared by: Linda Swartz