

**ZONING COMMISSION - MAY 2015 MEETINGS REPORT  
TO JUNE 2015 TAGHKANIC TOWN BOARD**

The commission met on the two scheduled meetings of 4 and 18 May.

As part of the self-developed training program for the Zoning Commission, Patrice Perry, Senior Planner for Columbia County Economic Development, provided one-hour of training to the ZC on how the County Planning Board handles local referrals. The focus was what local actions qualify for county planning review and the scope of that review. The County Planning Board may only make recommendations, and may not approve nor disapprove an application. Further, it is not authorized to review subdivisions under General Municipal Law 239-n, nor is it an involved agency under SEQRA.

Supplementary Regulations, *Section F: Conservation Subdivision* was the continuing topic at the first of the two meetings. Most importantly, there was clarification of “clustering” and “conservation” planning: lots may vary in size and may be located in different areas of a parcel. They do not necessarily have to be bunched together. Conservation / clustering is flexible planning that is developed to address the requirements of natural resources and setbacks for water and septic systems. As stated in the minutes: “The Town Board could set a ‘guideline’ which encourages conservation subdivision; since it is not a regulation, it would not require SEQRA.” Conservation / cluster planning is not about bunching homes together. It is a vehicle that promotes balance between the land owner’s objectives and existing natural resources.

The second meeting covered water supply and sewage disposal requirements and began a discussion of renewable energy systems.

The next meetings are scheduled for 1 and 15 June and 6 July from 6:30PM to 8:30PM at Town Hall.

Agendas and minutes are available on the website or from the Commission Co-Chairs upon request. The public is urged to check agendas and minutes and attend meetings that focus on a specific interest.

Respectfully submitted,

Joyce Thompson, Co-Chair  
Town of Taghkanic Zoning Commission  
1 June 2015