

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
June 15, 2015

Meeting called to order at 6:36 by Joyce Thompson.

**Members present:** Co-Chairs Joyce Thompson and Linda Swartz; Members Kathy Bainer, Al Huehnel, Moisha Blechman, Donn Critchell, Elizabeth O'Donnell, John Roberts, Dennis Callahan

**Also Present:** ZC Consultant Ted Fink, GreenPlan

**Approval of Minutes**

A motion to approve the Minutes of June 1, 2015, was made by Donn Critchell and seconded by Moisha Blechman.

*Ayes: 6 (Critchell, Blechman, Bainer, O'Donnell, Roberts, Huehnel)      Nays: 0      Abstained: 1 (Callahan)*

**Supplementary Regulations Review:**

60-P. Green Building Standards:

- Elizabeth is researching energy efficient building standards, but asked what it is the ZC wants to do: do we want to advocate and foster alternate energy use (net zero) through an aspirational statement or a give-back program?
- The purpose of zoning is to regulate uses, setbacks, and bulk requirements; it is not a building code.
- This regulation is too complicated and doesn't belong in the zoning.
- The Town Board could pass a town-wide policy that advocates for "green" consideration through uses and not through building codes.
- State Building Codes are going in the direction of "green" building standards; we don't really need to do it locally.
- We need a simple statement for this regulation that says that Taghkanic encourages the building of energy efficient and environmentally healthy buildings. Ted will write this up.

Section O. Stormwater Management:

- This regulation exempts new gravesites in existing cemeteries from stormwater management, but Donn thinks they should not be exempt. Our Use Table allows for new cemeteries in all zoning districts, but some of the ZC members think we had decided to prohibit new cemeteries. Linda will check back through the Minutes.
- Part of the site plan submittal would be an erosion control plan. If more than one acre is disturbed, Storm Water Pollution Prevention Plan requirements automatically kick in and the Building Inspector requires a SWPPP.
- The "Applicability" paragraph of this section will be split into two sections; one for disturbance of less than one acre, and one for disturbances of more than one acre.

Section 60-R:

- Elizabeth feels that the mention of the negative effects of large scale excavation is unnecessary since large scale excavation is prohibited in all zoning districts in Taghkanic. Ted said he copied the language directly from our Local Law on Large-Scale and Small-Scale Excavation (which should be repealed when the zoning law is adopted). Following discussion, it was decided that this regulation should include the note that "Large-scale excavation is prohibited in all zoning districts in Taghkanic".

Joyce asked Ted "What comes next?". We will go through Appendix A (Conservation Subdivision Regulations) and Ted will re-write the Supplemental Regulations with the changes we have discussed. He expects to have Version 10 done and sent to us for review by June 26. Once we have reviewed and generally accepted Version 10, we need to schedule a public informational meeting.

Moisha mentioned that wetlands tend to move around and disappear and reappear from time to time throughout the year. Ted said that wetlands are identified on US Geological Maps and by on-site surveys and marked to include a 100' buffer. However, there is no official map of federal wetlands, but they appear on National Fish and Wildlife maps.

Donn asked questions about what was covered in the June 1 meeting, generating discussion as follows:

- Height of light pole and up-lighting: Lighting regulations should aim to reduce the negative impacts of lighting on neighboring properties and public space. Regardless of the height of the pole, the bulb should be shielded and measures should be taken to ensure that the light, whether overhead or from below (up-lighting), is directed at the subject which it is intended to illuminate.
- Livestock and small farm animals: 60-K is titled "The Keeping of Farm Animals on Non-Farm Parcels" and is broken into "large livestock animals" and "medium livestock animals", with no mention of "small" animals such as rabbits and fowl. In keeping with Ag & Markets Law and ECL, our definition of "farm animals" includes poultry and fur-bearing animals. To address this, a final sentence will be added to the regulation requiring that adequate fencing, shelter, water, food, and storage and disposal of waste be provided for all farm animals.

**Noise Law:**

The proposed Noise Law will be the first topic discussed at our next meeting.

**New Business:**

**From the Commission:** None.

**From the Public:** None

**Next Meeting:**

July 6, 2016 at 6:30 p.m. at the Town Hall. We will discuss the Noise Law and begin our review of Supplemental Regulations Version 10.

***Motion to adjourn:*** Dennis Callahan

***Seconded by:*** Donn Critchell

***Ayes:*** 6 (Callahan, Critchell, Huehnel, Blechman, Bainer, O'Donnell, Roberts) ***Nays:*** 0

***Abstained:*** 0

Meeting adjourned at 8:36

*Public in attendance:* None

Prepared by: Linda Swartz