

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
August 3, 2015

Meeting called to order at 6:35 by Joyce Thompson.

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

Excused: John Roberts, Dennis Callahan

Approval of Minutes

A few minor changes were made to the Minutes; a motion to approve the Minutes of July 20, 2015, as modified, was made by Donn Critchell and seconded by Moisha Blechman.

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

Vote on Noise Law Recommendations for Town Board:

Bill Decaire, the Town's Attorney, is on vacation this week. Joyce will have the draft Noise Law waiting for him upon his return to the office.

Continuing Review of Article 60 – Version 10:

- 60-E Home Occupations: Per IRS rules, if a home occupation is not turning a profit after 7 years, it is a hobby, not a business. Home Occupation limitations are based on building and fire codes, scale, road conditions and safety, and impact to the neighborhood.
- 60-H Renewable Energy Systems: Ted will include something about wind energy in the next Version of the Supplemental Regulations (Version 11).
- 60-H.2.c. Elizabeth feels that solar collectors should count as part of the lot coverage. Ted said that alternate energy is encouraged by not counting solar collectors as lot coverage (as long as minimum standards, including height and setbacks, are met). We will permit small scale solar energy systems as an accessory use. Medium-scale solar energy systems require Site Plan approval. Large-scale systems would be commercial in nature and subject to site plan review and special use permit. Following discussion, it was decided that solar collectors will be considered as lot coverage and therefore subject to the terms and conditions of Article 50. If a residential solar energy system exceeds 20% lot coverage, an area variance from the ZBA would be required. Taghkanic may wish to consider adopting the NYS Unified Solar Permit Application or we could create our own form.
- 60-H.2.f. Typo to be corrected
- 60-I.1. Screening requirements are excessive; Ted will "soften" the requirements. The ZC prefers landscaping around parking areas rather than fencing. Dumpsters should be added to the list of items that should be obscured from public view.
- 60-J. Elizabeth suggested that the second sentence be made a "positive" rather than a "negative" statement. Ted said that the language echoes the NYS Ag & Markets Laws.
- 60-J.1. Setbacks should follow the setbacks already in the bulk regulations: 100' from neighboring residential structure and meet the setback requirements for accessory structures.
- 60-J.3. In this item, a new non-agricultural use is required to provide a buffer to protect residential use from the existing ag use. Elizabeth recommends that a new ag use also be required to provide a buffer between the farm and neighboring residences. Ted will check with Ag & Markets to see if this would be okay.
- 60-J.4. Remove the word "to" at the end of this item.
- 60-J-6.v. Remove the word "then".
- 60.K. Setbacks as discussed in 60-J.1. should be noted in this section as well.
- Changes suggested during review of Version 9 were as follows: change 200' to 100' in number 1; change "pavement" to "traveled way" in number 2; add the words "or processed" following "grown" in number 3.

Ted will rewrite Sections A through L as per our discussions. We will begin working on Article M at our next ZC meeting and work all the way through to the end so that we have it ready for Ted when he returns from his vacation.

Administration and Enforcement: Ted will arrange to meet with Dennis to find out what how we can make his job more effective and efficient.

Ted provided first drafts of Articles 70 (Non-Conforming Buildings, Uses and Lots), 80 (Special Use Permits), 110 (Zoning Board of Appeals), 120 (Amendments), and 130 (Interpretation and Application). ZC members should review these articles and be prepared to discuss them at our next meeting. We will need to line up Article 80 with the Use Table. Think about bulk requirements and overlays.

The Saturday, September 19 Town Board Meeting will serve as a public informational meeting for the Supplementary Regulations. Should we ask our assessor to be there? How would a property be taxed in a mixed use district? (As residential or as business? Does it depend on the use?)

New Business:

From the Commission: None.

From the Public: None

Next Meeting:

Our next meeting is scheduled for August 17 at 6:30 at the Town Hall.

Due to the Labor Day Holiday, we will meet on August 31, 2015 rather than September 7. The meeting, as usual, will be held at the Town Hall and will begin at 6:30 p.m.

Motion to adjourn: Donn Critchell

Seconded by: Moisha Blechman

Ayes: 6 (*Critchell, Blechman, O'Donnell, Huehnel, Bainer*)

Nays: 0

Abstained: 0

Meeting adjourned at 8:45

Public in attendance: None

Prepared by: Linda Swartz