

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
November 2, 2015

Meeting called to order at 6:39 by Joyce Thompson.

**Members present:** Co-Chairs Joyce Thompson and Linda Swartz; Members, Al Huehnel, Moisha Blechman, Donn Critchell, Kathy Bainer, John Roberts, and ZC Consultant Ted Fink

**Excused:** Elizabeth O'Donnell

**Absent:** Dennis Callahan

**Approval of Minutes**

Two minor corrections were made to the Minutes, and Donn Critchell motioned to approve the Minutes of October 19, 2015 as amended. The motion was seconded by Kathy Bainer.

**Ayes:** 5 (Critchell, Bainer, Blechman, Huehnel, Roberts)      **Nays:** 0      **Abstained:** 0

**Discussion of possible special considerations for specific uses:**

**Commercial Stables:** Donn provided a typed sheet outlining possible considerations for commercial stables. He researched NYCRR 17-330, Ag & Markets Law, and Town Law. He found regulations which address tethering horses; specifics for stalls, stables, and bedding; food and water; and using horses on public highways. Ag & Markets Law defines a commercial stable as having at least 10 horses and not less than 7 acres. There are also specific earnings requirements under Ag & Markets Law. Ted will scan the Cornell Standards for Animals on Non-Farm Parcels and send them to us via e-mail.

Cheryl gave Linda a copy of the recently revised Claverack Zoning Code for use by the ZC. Linda explained that Claverack has two classifications of home occupations: Home Occupation 1 and Home Occupation 2. Home Occupation type 2 allows for exterior storage, "specialized vehicles" and parking, which is not permitted in Home Occupation Type 1. We talked about those requirements and how they compare to the requirements in our draft code Section 80-C., and about the limits for home based occupations under NYS law. Ted suggests that we try to enlist the support of the NYS Attorney General's Office in our attempt to get the NYS Residential Building Code rewritten to allow home-based businesses in accessory structures. Ted and Linda and Joyce will work together on a letter.

**Senior Citizen and Elderly Housing:** Kathy finds that our draft regulations allow this type of housing only in 2- acre and mixed use districts, with two dwellings units on the first acre and one additional unit for each additional acre, up to a maximum of four units. ZC considered why this wouldn't be permissible in 3 and 7 acre zones. Could we put this type of housing in an overlay? Why is there a 4-unit maximum? More than four units becomes a multi-family dwelling and County Water and Sewer requirements must be addressed. It is not anticipated that a larger development would be needed in Taghkanic because we are not close to services and do not have a "walkable" community. What would we like to see in Taghkanic? This is not the same as a nursing home. If impacts are minimal and if this type of housing is not different from other houses in the neighborhood, there would be no need for a Special Use Permit, only site plan approval

As a result of this discussion a motion was made by Kathy Bainer and seconded by Moisha Blechman that the Use Table be changed to permit, with site plan approval (P\*), Senior Citizen and Elderly Housing and Multi-Family Buildings in all districts.

**Ayes:** 5 (Bainer, Blechman, Critchell, Huehnel, Roberts)      **Nays:** 0      **Abstained:** 0

**Car Washing Stations:** John didn't find much help in the DEC regulations. There are some rules regarding water usage and water disposal, and there is a big push for water reclamation (systems that clean and reuse water). Our draft use table allows car washing stations in our business district. Possible special conditions might be limiting the size (one automatic, one manual), with larger buffer area near streams and wetlands. Ted said the state has thresholds (SPEDES), and systems that reclaim water don't need SPEDES permit. Discharge into a septic system requires a permit and regulations set maximum gallons discharged. John will try to get more information from his friend who owns a car wash in Greenport. Kathy suggested that if a use is not viable, we should prohibit it rather than try to regulate it. A car wash is unlikely in Taghkanic due to the physical limitations in our business district. John will continue researching this use. Donn suggested that John look under the Health Department Laws.

