

**ZONING COMMISSION - OCTOBER 2015 MEETINGS REPORT  
TO NOVEMBER 2015 TAGHKANIC TOWN BOARD**

The commission met on the two scheduled meetings of 5 and 19 October.

The focus in October was Special Use Permits. The Special Use Permit is issued for conditional uses; that is, the use is permitted with conditions. If the use cannot meet zoning requirements it must go to the Zoning Board of Appeals for a use or area variance.

General discussion brought out that the Planning Board and the Zoning Board of Appeals have different application forms. It was noted that the boards should review these two forms. In addition, the commission agreed that a flow chart might help an applicant understand the process and avoid unnecessary delays.

The commission is working through Article 80: Special Use Permits and looking at uses in the Use Table that require a Special Use Permit. Two questions are asked: 1) is a Special Use Permit necessary for this use, and 2) what are the appropriate conditions for that use. Special Use Permits are intended to “allow for uses which are considered on their individual merits and circumstances and which may be permitted in the applicable zoning district, provided that such uses do not adversely affect the neighborhood including the natural environment, and the rural, scenic and historic character of Taghkanic.”

Discussion led to a request for a copy of the relevant sections of NYS Agricultural and Markets Law with which the town code must comply.

The ensuing meetings will continue this review and development process during which the Use Table itself will be further refined.

The public is welcome to attend, listen and comment when recognized.

The next meetings are scheduled for 16 November and 7 and 21 December. All meetings run from 6:30PM to 8:30PM at Town Hall.

Respectfully submitted,

Joyce Thompson,  
Co-Chair, Town of Taghkanic Zoning Commission  
2 November 2015