

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
January 4, 2016

Meeting called to order at 6:37 by Joyce Thompson.

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

Excused: Dennis Callahan, Elizabeth O'Donnell

Approval of Minutes

A motion to approve the Minutes of December 7, 2015 was made by Kathy Bainer and seconded by Donn Critchell.

Ayes: 4 (Bainer, Critchell, Blechman, Huehnel) **Nays:** 0 **Abstained:** 1 (Roberts)

Review and approval of the Minutes of December 21, 2015 is tabled due to attendance.

Use Table Discussion:

- **Agriculture:** As follow-up from the December 21, 2015 ZC meeting, Linda went to the Columbia County website and printed the agricultural district map for Taghkanic. The ZC reviewed the map and discussed the location of the ag districts as they relate to known farms. Farms in designated ag districts have greater protection from Ag & Markets. The ZC recognizes that some ag uses may not be compatible with surrounding residential development (impacts such as noise, dust, odors, and use of pesticides and herbicides, and GMOs), and the proposed zoning does make recommendations that there be a buffer between farms and residences to address some of these issues. The ZC further recognizes that organic farming, which does not rely on chemicals, is increasing. Land must sit fallow for five years before it is considered "clean" for organic farming. In order to add or remove parcels from a designated ag district, application must be made to the county legislature. The ZC decided that the Use Table will show that farming operations are permitted in all districts (P).
- **Agri-tourism:** Due to impacts such as traffic, parking, noise and lighting, agri-tourism uses will require a special use permit and site plan review (SP*).
- **Animal Husbandry (non-commercial):** Controlled by the State and Cornell Guidelines. Will be permitted (P) in all districts.
- **Animal Hospital:** Allow medical boarding only. Permitted with site plan approval (P*) in 3- and 7-acre zones and require a special use permit and site plan approval (SP) in 2-acre and mixed use districts.
- **Animal Crematorium:** Prohibited. (X)
- **Composting Facility (commercial):** Prohibited. (X)
- **Farm Industry:** Exemptions for this use are found under Article 60.J.6. in the proposed code. The last page of the working Use Table discusses related **Farm Industry** uses and lists some suggestions for businesses which might be allowed by special use permit. Allow by special use permit in 7-acre zones and prohibit in all other districts? Need to give more thought to items listed on last two pages of working Use Table (**Suggestions for businesses accessory to a farm** and **Suggestions for businesses allowed on a farm**).
- **Farm Market (one-farmer):** Permitted with site plan approval (P*) in all residential districts if there is sufficient acreage to support the use (see NOTE below); prohibited in mixed use district (X).
- **Farm Stand/Produce Stand:** Permitted (P*) in all districts.
- **Farmers' Market (multiple farmers):** Permitted with site plan approval (P*) and regulated by Ag & Markets Article 22.
- **Adult Uses:** Such uses are protected under the First Amendment, and are by law considered to be the same as any other retail use. We can, however, make the argument that Taghkanic is a rural community and that we accept the findings of a study done in other communities that there are adverse secondary impacts where these adult uses exist. Further, because we have a lack of broad zoning districts, there is not sufficient room within our business district to accommodate adult uses. Also adult uses cannot be placed in close proximity to schools, churches, parks and playgrounds.
- **Manufactured Housing Park:** A manufactured housing park is defined as having "two or more" homes (no maximum). Manufactured housing parks need to have community water and sewer, and a study has shown that there must be at least 50 homes to make it financially viable. Taghkanic does not have sufficient water resources to support this use. Will be prohibited (X).

- Gasoline Filling Stations: Gas stations are successful only where there is traffic, limiting this use to our business (mixed use) district. The Use Table will show that site plan review is required in the mixed use district (P*) and the use is prohibited in all residential districts (X). The Planning Board may set requirements for architectural considerations, placement of pumps, etc.
- Hotel: Prohibit (X) in all residential districts and require site plan review (P*) in mixed use district.
- Kennel: In "Animal Hospital" (see above) we limited boarding to medical purposes only. However, all towns are required by law to have a contract with a kennel where stray dogs can be taken. Taghkanic just signed a contract with Columbia Greene Humane Society, the fees for which are substantial. A local kennel could benefit the town, but consideration must be given to the number of animals, size of the property and proximity of neighboring properties. We could require that the dogs be housed indoors during the night so that neighbors are not disturbed by barking. Would the town consider doing an RFP for dog "fostering" in private homes?
- Laundry: Taghkanic does not have sufficient water resources to support this use. Prohibit in all districts.

NOTE: In many cases, the ZC has discussed whether or not a use which is permitted in a 7-acre zone could also be permitted in 2- and 3-acre and mixed use zones where there is a property of 7 acres or more. Due to the possibility of denser development of the neighboring properties, site plan approval would be required. (The Planning Board may deny any use based on a change to the neighborhood.) If we continue to apply this thinking, we will need to come up with a general rule, such as creating bulk requirements for each use of this type. This could become unmanageable. Kathy suggested that we get through the basic work on the Use Table, then we can look back and see how many of these situations there are and discuss it further.

ZC Secretary Position:

Moisha Blechman motioned that Linda Swartz be officially appointed as the Secretary to the Zoning Commission and that she receive payment equal to that of the Planning Board Secretary and ZBA Secretary. The motioned was seconded by Kathy Bainer.

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

The ZC recommends additional hourly payment if Linda is asked to work on a special research project for the ZC.

New Business:

From the Commission: None
From the Public: None

Next Meeting:

January 18, 2016 beginning at 6:30 p.m. at the Town Hall. Al is excused. We will try to finish up with our Use Table work (Elizabeth's assigned uses). Ted will have a comparison of the old zoning/new zoning/comp plan.

Motion to adjourn: Don Critchell

Seconded by: Moisha Blechman

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

Meeting adjourned at 8:43.

Public in attendance: None

Prepared by: Linda Swartz