

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
February 15, 2016

Meeting was held earlier than usual due to Presidents Day holiday and at request of commission member, and was called to order at 5:05 by Joyce Thompson.

**Members present:** Chairperson Joyce Thompson; Members: Donn Critchell, Kathy Bainer, John Roberts, Al Huehnel, Elizabeth O'Donnell, Moisha Blechman, Dennis Callahan; ZC Secretary Linda Swartz

**Approval of Minutes**

A few changes were suggested to the Minutes of February 1, 2016, as presented, and will be made by the secretary. A motion to approve the Minutes with the recommended changes was made by Donn Critchell and seconded by Kathy Bainer.

**Ayes:** 5 (*Critchell, Bainer, O'Donnell, Roberts, Huehnel*)      **Nays:** 0      **Abstained:** 2 (*Blechman, Callahan*)

**Use Table:**

At our February 1 meeting, we discussed Clubs for Recreational Use, and within that category, Gun Clubs. We determined that Gun Clubs differ from Hunt Clubs. Linda will look for definitions. Elizabeth suggested that the ZC also think about other types of clubs, such as moto-cross.

**Review of Comp Plan/Existing Code/New Code as presented by Ted:**

A comparison of the old zoning code and the new zoning code, together with the goals of the Comprehensive Plan, reveals that much of what has been discussed for the new zoning, already exists in the old zoning. The language of the new zoning clarifies and provides specificity, which per CEO/ZEO Dennis Callahan, is very much needed. This table has three columns; the first shows what the Comp Plan Goals and Recommendations are for the use, the second shows the current zoning regulations for the use, and the third column looks at how the ZC is addressing the use. When the ZC has completed its work on the table, the plan is to present it to the Town Board.

- 1.1 **Existing Code** column: While there is no "regulation" in the existing code about a **natural resources inventory**, it is mentioned in the Enacting Clause and Purpose, Section I.C.4. The Town has an active Conservation Advisory Committee and a basic DEC inventory. Column titled "How" was re-structured and simplified.
- 1.2 The **preservation of open space** is also stated throughout in the Enacting Clause and Purpose of the existing zoning code as well as in Section V.I. Residential Cluster Development and through the District Regulations. Conservation easements held by a land trust have their own legal processes and contracts; not managed through zoning.
- 1.3 Wetlands maps and soils maps from state and county agencies which can be made available to the public. The ZC could recommend for protection those **Critical Environmental Areas** which are already designated, such as the forest area on County Route 10 and the New Forge State Forest, wetland areas, and areas of prime soils. While we would not absolutely prohibit development in areas where it is otherwise legal, consideration should be given when developing land.
- 1.4 **Land Use Regs:** The first phrase of the first sentence in the "How" column was shortened to read "Zoning Scope and Purposes now includes purposes for Zoning in line with the Comprehensive Plan goals,"
  - 1.4.1 **Roads:** Joyce will cite off-street parking regs from current zoning code.
  - 1.4.2 **Mining:** This goal of the Comp Plan has been met through Local Law 2-2011.
  - 1.4.3 **Nuisances and obtrusive land uses** are discussed in the old zoning under the Enacting Clause and Purposes C.8. and C.9. The proposed zoning code addresses **light pollution** under Article 60.M.
  - 1.4.4 **Noise** will be addressed through NYS Penal Code rather than by zoning or local law, although the proposed zoning code will reference the penal code for noise and disturbing the peace. Noise is addressed in the current zoning under the Enacting Clause and Purposes C.9. *"to protect the community against unsightly, obtrusive, and noisome land uses and operations;"*
  - 1.4.5 **Storm water management** was not a requirement at the time the current zoning was adopted. Regulations have been included in the proposed zoning and refer to New York State storm water management requirements.
  - 1.4.6 **Conservation subdivision** is called "Residential Cluster Development" in the current code, Section V.I. The "How" column in this section and in 1.1 makes reference to "mandatory" and "optional" actions; these statements are confusing and Elizabeth recommends that the language be consistent.

- 1.4.7 the Comp Plan recommends “revisiting” the **lot sizes**. The ZC feels that there is no need to change the existing lot sizes allowed in zoning. There is no proposal to make any change from the current R-2, R-3, R-7. However, we are considering a title change of “Business District” to “Mixed-Use”. We will also introduce more flexibility to our zoning by the use of overlay districts.
- 1.4.8 All subdivisions must comply with county and/or state regulations for **wastewater disposal**. (Joyce will ask Ted about his reason for highlighting the “How” column.)
- 1.5 The Town of Taghkanic has an active **Conservation Advisory Committee**.
- 1.6 The **City of Hudson’s use of the water from the Taghkanic Creek** cannot be changed or controlled through our zoning.

Joyce and Donn will continue working through the Consistency Table.

Kathy will look through the Use Table and will write up the ZC’s rationale for any uses that will be prohibited.

**Critical Review and Comments on Article 60:**

We will hold off on this until we have completed the Consistency Table and the Use Table.

**New Business:**

**From the Commission:**

- Members of the ZC like the earlier starting time for ZC meetings, so Joyce asked for a vote to officially change our regular starting time to 5:30.

**Ayes:** 7 (*Bainer, Blechman, Callahan, Critchell, Huehnel, O’Donnell, Roberts*)      **Nays:** 0      **Abstained:** 0

- Elizabeth suggested that we have another all-day Saturday “catch-up” meeting in April. A good idea.
- Joyce will advise Cheryl accordingly.

**From the Public:** Joe Macri voiced concern about the speed limit through our business district and also said he would like to see the “Shazam” lot improved with a business that is complimentary to the town. He asked about the proposal for the new gas station on the Dianda property between the diner and the parkway ramp and was invited to attend the next Planning Board meeting on March 1 beginning at 7 p.m.

**Next Meeting:**

March 7, 2016 ***beginning at 5:30 p.m.*** at the Town Hall.

- Finish our work on the Consistency Table; work on verbiage and succinctness.
- Review Use Table work from Kathy.

***Motion to adjourn:*** Donn Critchell

***Seconded by:*** Elizabeth O’Donnell

***Ayes:*** 5\* (*Critchell, O’Donnell, Roberts, Huehnel, Bainer*)      ***Nays:*** 0      ***Abstained:*** 0

Meeting adjourned at 6:40.

*\*Dennis Callahan left for a fire call at 6:15 and Moisha Blechman left at 6:25 due to snow.*

*Public in attendance: Joe Macri*

**Prepared by: Linda Swartz**