

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
May 16, 2016

REVISED 9/12/16

Meeting called to order at 5:36 p.m.

Members present: Chairperson Joyce Thompson; Members: Donn Critchell, Kathy Bainer, Al Huehnel, Elizabeth O'Donnell, John Roberts; ZC Secretary Linda Swartz, and ZC Consultant Ted Fink.

Excused: Dennis Callahan, Moisha Blechman

Approval of Minutes:

A motion to approve the Minutes of May 2, 2016, (with a minor change) was made by Donn Critchell and seconded by John Roberts.

Ayes: 5 (*Critchell, Roberts, O'Donnell, Bainer, Huehnel*) **Nays:** 0 **Abstain:** 0

Use Table Work Continues:

Al's review:

- Printing, Retail and Printing, Wholesale will be combined in the Use Table. Both are permitted only in the MU district with a Special Use Permit. Regulations for both will appear in Article 80.D.18. Article 80.D.19 will become a reserve article.
- Recreation Facility, Commercial (in Business Uses section of Use Table) and Recreation Facility, Non-Commercial (under the General Uses section): The word "Facility" in both instances will be changed to "Area" to match the definition.
 - Regulations for Recreation Area, Commercial, appear in Article 80.D.20. The hours of operation for outdoor activities, listed in 80.D.20.e., will be changed to say "8:00 AM to dusk".
 - Regulations for Recreation Area, Non-Commercial, will appear in Article 80.D.21., which has not yet been developed.
- Restaurant: Okay as shown in table.
- Shops, Craftsman and Artisan: Special Use Permit in MU district.
- Storage Facility: Special Use Permit in MU district.
- "Photographer" will be added to our definition for Art Studio.
- Tavern, difference between a bar and a tavern is that a tavern can offer live entertainment. Use Table okay as is.
- Adult Uses, Passive: This activity will be permitted only in MU District with a Special Use Permit. Article 80.d.32. lists a good amount of regulations. Active Adult Uses are prohibited.
- Theater: Allowed only in the MU district with Site Plan Approval.

Elizabeth suggested that we consider having a meeting to discuss design guidelines in the near future.

The ZC reviewed General Uses as a group:

- Cemetery: Special Use Permit required in all districts. Regulations in Article 80.D.25 need to be developed. Are we limited when a cemetery is associated with a church?
- Church: Our definition should include accessory buildings/uses, such as meeting hall or community room and parish house or parsonage.
- Civic or Other Public Use: Permitted in all districts. Article 40 includes the 9 points of the Monroe Test. Ted will provide a definition for Civic/Public Use.
- Club Membership: Regulations appear in Article 80.D.22. We broke this out into two types: Indoor, which will be allowed in 2A, 3A and MU with a Special Use Permit; and Outdoor, which is allowed only in the 7A district with a Special Use Permit.
- College: Special Use Permit in all residential districts and Site Plan Approval in MU district.
- Cultural Entertainment Facility: Remove the word "Entertainment". Site Plan Approval in MU district.
- Need to add "Library" to the Use Table. This would be allowed only in the MU with Site Plan Approval. Ted will provide a definition. Should we create a subgroup for Civic or Other Public Use and list this and the following items under that heading?
- Parks & Trails: (Add the word "Public" for clarity.) List under Civic or Other Public Use.
- Playground: (Add the word "Public" for clarity.) List under Civic or Other Public Use.
- Public Assembly Area: Okay as is.

- Public Utilities Facilities: Change from P* to S in all districts (Special Use Permit required) and list in Article 80.
- School, Public or Private: Special Use Permit in all residential districts and Site Plan Approval in MU.
- Senior Center: Special Use Permit in all residential districts and Site Plan Approval in MU.
- Solar or Wind Energy System: (non-commercial) A small solar system would be located on the primary structure or an accessory structure; permitted in all districts but a building permit is required. A free-standing solar unit requires site plan approval due to potential visual impacts. The system must be used to generate electricity only for the property on which it is located; excess electricity can only be returned to the grid, and not sold to others. A large system (over 40,000 sf) is considered to be commercial in nature and prohibited in all districts.
- Telecommunications Tower (new): Special Use Permit in all districts.
- Telecommunications Facility: Site Plan Approval in all districts.

New or Continuing Business:

From the Commission: None

From the Public: None

Next Meeting:

The ZC will meet again on Monday, June 6, 2016 beginning at 5:30. Members are directed to review the highlighted areas on Article 80 which pertain to Farm Industry and Telecommunication. Also, think about our discussion on home occupations and home business.

Motion to adjourn: Donn Critchell

Ayes: 4 (Critchell, Huehnel, Bainer, Roberts)*

Seconded by: Al Huehnel

Nays: 0

Abstained: 0

(Elizabeth left at 7:42)

Meeting adjourned at 7:50.

Public audience: None

Prepared by: Linda Swartz