

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
September 12, 2016

Members present: Joyce Thompson, Chair; Members: Kathy Bainer; Al Huehnel; Elizabeth O'Donnell; John Roberts; Moisha Blechman; ZC Secretary Linda Swartz; ZC Consultant Ted Fink

Absent: Donn Critchell

This off-schedule meeting of the ZC is due to the Labor Day holiday falling on our regularly scheduled meeting day. In order to accommodate the Town Board Meeting which follows, the ZC met from 4:00 to 6:00. Chairperson Joyce Thompson called this meeting to order at 4:10 p.m.

Approval of Minutes:

Al Huehnel suggested a slight modification to the August 29, 2016 Minutes; Secretary will make the change.

Elizabeth O'Donnell motioned to accept the August 29, 2016 ZC Meeting Minutes, as amended; seconded by Kathy Bainer.

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

In order to ensure that Article 40 Version 6 contained all the changes requested by the ZC, Linda was re-reading Minutes from past meetings, and she noticed that the Minutes from the May 16, 2016 ZC Meeting did not make the ZC's intention clear in regard to "Solar or Wind Energy Systems" (fourth bullet on page 2). The Minutes will be revised to state that excess electricity from a free-standing solar energy system cannot be sold to others (may be returned to the grid).

Training Opportunities:

Joyce advised the ZC that there are some training opportunities coming up at Columbia-Greene Community College:

- Solar Energy on September 29 in Room 206 of the Main Building
- SEQRA on October 17 in Room 614 of the PAC Building

Article 60 Review:

Al continued his review beginning on Page 46 "**Standards for Protected Open Space:**"

- Ted reaffirmed that he will replace the words "open space" with "undeveloped land" in all instances.
- Al asked what would happen if 100% of a property falls into one of the categories. Ted said that the words "to the greatest extent practical" appear frequently in these regulations. There are more restrictions for Primary Conservation Areas, while Secondary Conservation Areas have a little more "wiggle room". If the Yield Plan supports the number of lots, these requirements are not likely to pose a problem. Ted has had a lot of experience in conservation subdivision planning and said that he has never had a situation where they were unable to get the full number of lots in. Joyce suggested that the last sentence be revised to show balance between the number of homes and the conservation area; build in some flexibility.
- Ted will pull wording from 7.d.ii. and add it to section 7.d.i..
- There were some questions about the meaning of "building envelope". The "building envelope" is the developable portion of the lot (minus setbacks). Ted will create a definition for "Building Envelope" and will check to make sure our current definition for "Area, Building Footprint" is accurate (our definition says that porches, decks and patios are included in the building footprint). Ted will also create a definition for "house lots" which appears on Page 47.
- Elizabeth asked about the dimensional standards shown on Page 45. To clarify, Ted will either incorporate 5.e. into 5.a. or just move 5.e. closer to 5.a., or he might simply add a new item (6) and include an example.
- The "Intent and Purposes" paragraph section under 60-F.1. (Page 16) will be added to Page 38 Pre-Application Procedure (except for last sentence).
- Al said that it's impossible to preserve every item on the list shown under 7.d. on Page 47. Ted replied that these are just guidelines; Planning Board will recommend –but not mandate - that the subdivision be designed around any of these resources to the greatest extent practical.
- Item 8.a. on Page 48 requires that common driveways in subdivisions be not less than 8 feet wide and not more than 16' wide. ZC had a discussion about whether or not 16' is wide enough to get two cars past each other. While it might be tight, it's only for common driveways; not for streets.
- The last sentence of 8.a. regarding gates on common driveways will be removed. The ZC recognizes that there are a number of driveways in town that are gated and do not feel it is necessary to prohibit their use on a common driveway. John said that some gates are siren activated for emergency vehicles.

- 8.b. Private roads within conservation subdivisions must be built to town specifications. The last sentence of 8.b. will be re-written as follows: *“The use of gates or other access control measures on private roads shall be subject to the approval of the Planning Board.”*
- 8.e. The ZC asked what are single-loaded roads? Ted explained that “single-loaded roads” are roads where there are houses on only one side of the road. This item will be clarified.
- Ted said that since the regulations for Farm Stands and Roadside Stands are identical in regard to size, signage requirements, distance from the road, etc. he recommends that they be combined in the Use Table. The definitions will remain separate and show the slight difference between the two.
- ZC will discuss Housing, Alternate Care; Housing, Assisted Living; and Housing, Nursing or Convalescent Care Home (shown as uses 26 through 28 on the Use Table in Version 6) at the October 3 ZC meeting. Ted had previously sent an e-mail about these uses.

The ZC discussed what limits should be placed on retail and wholesale businesses. The Town Comprehensive Plan clearly states that the residents of Taghkanic do not want big box stores. The ZC would not want any business (building) that is larger than Taconic Orchards. Linda will ask the town assessor what the square footage is of the Taconic Orchards building. We should consider what we do want vs. what we don't want. What would we like to promote? If the business district is extended to the other side of the parkway, what would we like to see? Town could encourage co-ops, a farm market organization, a general store, crafters, flea market. Limits to be set would include square footage and height.

Article 40 (Use Table): Linda compared Article 40 version 5 and version 6 and reviewed past ZC Minutes for guidance, then she prepared a list of comments which was sent to the ZC via e-mail prior to the meeting. For the next meeting, Joyce asked that ZC members perform their own reviews of Article 40, comparing the Version 6 against Version 5 for completeness and accuracy, using their own notes and Linda's list as guides. Assignments are:

Pages 1 and 2: Kathy

Pages 3 and 4: John

Pages 5 and 6 (thru Use #84, “Telecommunication Facility”): Elizabeth

Page 6 (from first of Accessory Uses) thru Page 7 (thru “Dining Room”): Moisha

Page 7 (beginning with “Farm Markets”) and Page 8 (Prohibited Uses): Al

Additionally, everybody is asked to look at the Ted's suggested accessory uses on Pages 6 and 7 once they have completed their own assignment. Where might these accessory uses might fit in? ZC needs further discussion with Ted on these accessory uses: clarify, discern, accessory to what?

New or Continuing Business:

From the Commission: None

From the Public: None

Next Meeting:

The next meeting of the ZC is scheduled for September 19, beginning at 5:30 p.m.

Meeting closed without comment.

Public audience: None

Prepared by: Linda Swartz