

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
September 19, 2016

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

Excused: Elizabeth O'Donnell

Absent: Al Huehnel

The Meeting was called to order at 5:45 by Chair Joyce Thompson.

Approval of Minutes:

Approval of the September 12, 2016 ZC Meeting Minutes is tabled due to lack of quorum.

Article 40, Use Table, Comparing Version 6 against Version 5:

- Be sure all columns are headed with correct zoning district titles.
- "Animal Husbandry" is changed to "Farming on Non-farm Parcels". Ted will be sure that regulations (Article 60.K.) include reference to animal husbandry.
- Need to define "poultry" and make regs clear that "birds" is not limited to chickens. Should prohibit flightless birds (emus, ostriches, etc.).
- Farm Market vs. Farmers Market: A farm market sells products grown or produced on the same property from which it is being sold. Farmers Markets involve many vendors who bring their products to a single location for selling to the public. Farmers Markets are subject to Ag & Markets regulations.
- Farm Stand/Produce Stand regs are found in 60.L. Make change in Special Conditions column.
- Housing, Assisted Living: Change to "S" in all zoning districts
- Change heading on "Senior Citizen or Elderly Housing" to "Housing, Senior Citizen or Elderly" so that it falls in line with the previous types of housing and move it up to follow "Housing, Nursing or Convalescent Home". Also change Senior/Elderly Housing to "S" in all districts. Senior and Elderly Housing regulations have not yet been developed. Housing could be based on age.
- TND and Townhouse should be next to each other in the list. TNDs would contain mixed uses (such as a convenience store) within their community. Regs have not yet been developed. Gas stations should be prohibited in TNDs for safety reasons. TNDs should be accessible directly from a state highway.

Discussion on housing for the elderly: Joyce said that one of the problems with "aging in place" is that when elderly people stay in their homes longer, there are fewer housing opportunities for younger people. ZC might want to consider new types of uses such as Distribution Centers; a place where purchases might be delivered for pick up or for delivery to the purchaser's home, making it convenient for elderly or infirm people to get their groceries and other needs without having to drive to a commercial center like Hudson. NYS will not approve development of Alternate Care or Assisted Living communities where there is no public water/sewer and no public transportation available.

- Bakery, Wholesale will be changed to "Bakery". Both "wholesale" and "retail" will remain in the definitions.
- Business, Retail and Business, Wholesale. After much discussion, the ZC agreed that the maximum *building footprint* for these two uses should be 5,000 square feet. A building that is two stories could have as much as 10,000 square feet of space.
- Carnival and Circus are removed from the Use Table, but they will not be placed on the "Prohibited Uses" list. They will fall under large gatherings, and the idea is that the Town Board would issue a permit.
- Convenience Store and Gasoline Filling Station will be combined in the Use Table since there are some overlaps in the regulations for these two uses. The ZC agrees that the regulations should require that the gas pumps and parking must be located behind the building. An electrical car charging station could be located to the side of the building.
- Eating Establishment: Change to "S" in all districts. Regs have not yet been written. ZC could set limits on things like number of tables, hours of operation, and prohibit entertainment. Article 80 Table of Contents lists Eating Establishments in 80.D.16., but Special Conditions Column of Use Table shows it to be in Article 80.D.34. Ted will figure out where it belongs.

- We discussed the difference between motel and inn (with motels, each room opens to the parking lot and a parking space is usually provided in front of each room; while inns have a lobby entrance and a parking area.) The ZC discussed overall size and number of units for motels (how big is the current motel?). The number of units would have to be such that operating the motel would be profitable to the motel owner. Motels are prohibited in all residential districts In Taghkanic, and require Site Plan Approval in the mixed use district. The size of a motel would be limited by geography and sanitary issues; a SPEDES permit from NYS would be required and would not likely be issued due to the aquifer.
- Storage Facility will require Special Use Permit in MU and will be prohibited in all residential districts. Maximum size will be the same as Retail or Wholesale Businesses (5,000 s.f. footprint)
- Church or Other Place of Worship: Protected under law. However, zoning can require Special Use Permit due to traffic impacts and parking concerns. ZC feels meeting halls and parish houses are part of this use and will be covered in the definition.
- Public Assembly Area, Public Library, Public Parks and Trails, Public Playground, and Public Recreation Area (non-commercial) fall under Civic or Public Uses (which is #68 on the draft Use Table). Civic/Public Use will need to be defined. These individual uses could be removed from the Use Table and listed within the definition which might say something like “including but not limited to public assembly areas, public libraries, public parks and trails, public playgrounds, and public recreation areas.” Public uses are subject to the Monroe Test for applicability to zoning.
- Telecommunication Towers (new): New towers will not be permitted in the MU district. Telecommunication Facility would be allowed with Site Plan Approval in the MU district.

New or Continuing Business:

From the Commission: None

From the Public: None

Next Meeting:

The next meeting of the ZC is scheduled for **October 3 beginning at 5:30 p.m.** ZC is directed to look through the Prohibited Uses on Page 8 and also review the suggested accessory uses on Pages 6 and 7 of Article 40 (version 6) and the list of what is appropriate and where might it fit into the existing uses?

Ted will start re-working Articles 40, 60 and 80.

Motion to adjourn: Donn Critchell

Ayes: 4 (Critchell, Blechman, Bainer, Roberts)

Seconded by: Moisha Blechman

Nays: 0 ***Abstained:*** 0

Meeting adjourned at 7:50.

Public audience: Lisa Testa

Art Griffith (in at 7:20)

Prepared by: Linda Swartz