

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
January 2, 2017

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

The Meeting was called to order at 4:10 by John Roberts. (Joyce arrived a few minutes later.)

Approval of Minutes:

Kathy Bainer motioned to accept the Minutes from the December 19, 2016 ZC Meeting; seconded by Donn Critchell.

Ayes: 6 (Bainer, Critchell, Blechman, Roberts, Huehnel, O'Donnell) **Nays:** 0 **Abstained:** 0

Discussion of Article 50 Bulk Regulations:

Section 50-I Flag Lots:

- Can new flag lots be created? There are a number of properties in Taghkanic that can only be developed as a flag lot.
- Can subdivision development of flag lots be discouraged? Any flag lot that is created cannot be further subdivided.
- The "flagpole" portion of the lot (the area that serves as access to the lot) cannot be used to calculate the lot size to meet the zoning district requirements.
- Section 280 of NYS Town Law requires that a subdivision have access to a public highway.
- Regulations should state that the minimum road frontage must be maintained.
- The ZC debated the matter of access width from the public road to a flag lot:
 - 60' wide at the road would allow the access to become a legal road in the event the property is developed as a subdivision (5 lots or more would require a road).
 - A shared driveway that is 40' wide at the road could be used when there are 4 or fewer lots. By limiting access to 40', the flag lot cannot be developed as a subdivision; thereby protecting the privacy of existing neighbors and preserving rural character. 40' will be set as the maximum width.
- Requirements for flag lots do not appear on the Density Control Schedule. A statement will be inserted which directs the reader to "See flag lot specifications".

Ted will review our Subdivision Regulations as they relate to flag lots and discussion will continue at the January 16 meeting.

The maximum allowable height for a fence at a corner lot/intersection was discussed. This is covered under Article 50-D. Ted will try to find another word for "structure" so that he can write a regulation for fences that makes it clear that a fence is not a structure. Article 50-D. could require a site inspection by the CEO and state that decisions are based on that inspection. Considerations would include how far back from the intersecting roads the fence is placed and the speed limit and topography of the road.

Article 70 Non-Conforming Buildings, Uses and Lots:

How many residential parcels in Taghkanic contain less than 2 acres? Joyce will ask Cheryl if she can pull this information from the tax rolls.

ZC has not yet determined a minimum acreage in the Mixed Use area. Half-acre zoning should be used judiciously. Small lots would not have adequate area for separation of water and sewer. The town could develop a water supply in the business district which would set the stage for future development, but it would be very expensive.

If a hamlet overlay were created, what types of businesses would be there? Businesses must have direct access to state or county road. ZC decided businesses should be kept in the existing business district and that there should be no business overlays in residential zones.

The Comprehensive Plan provides for an area master plan. Ted suggested that the ZC seek funding for a business district master plan from various sources. Taghkanic is a Greenway Community, and there might be funding opportunities there. Most grants require that the town “match” the funding amount, but the town’s match could come from in-kind services, such as the volunteer services of the members of the ZC. Ted said that the State’s Consolidated Funding Application is due in July and is awarded in December. If Taghkanic succeeded in getting grant funding, Ted recommended that a main street consultant be hired to do the area plan. Joyce said that right now we have our hands full, but once the zoning code is done, we might look into these funding sources. Elizabeth suggested that we apply for funding now to get into the cycle. *Need to keep funding on the agenda.*

The ZC considered other possible grant opportunities for Taghkanic:

- Develop bike trails: Currently there is an old bike trail along Reesa Road where signs could be put up directing people from Taghkanic State Park to town. This would encourage other forms of transportation (bicycles and pedestrians) and would reduce vehicle miles.
- Year-round agricultural products (butchering, freezing/canning facilities, greenhouses etc.)
- Develop a cooperative.
- Community-generated energy.

All of these could be overlay opportunities, so the ZC should reconsider allowing overlays for some of these things. ZC previously considered the possibility of a hamlet overlay in the area of Routes 11 and 23 in East Taghkanic and along Old Route 82. ZC should ensure that the code doesn’t put up barriers so that this kind of thing could be developed.

Create Right to Farm legislation as a local law. Existing farms have the right to exist free from neighborhood interference and pressure to convert the farm for other uses. Joyce will check to see if the town already has a local law that covers this. There should also be Right to Market legislation. Once these laws are in place, you have the basis for a facility that is agriculture-related and also deals with the things that support local growing of products. Ted will send Joyce a copy of the legislation and Joyce will find out where the town and county are on this issue. This concept should be part of the zoning intent; articulate possibilities that make sense for our town; provide a vision of the direction in which the town is moving. Consider the Purpose and Intent of each district and the purpose of the zoning. ZC should review Article 10-C “Purposes” with this idea in mind.

New or Continuing Business:

From the Commission:

- Linda and Joyce are working on a chart that compares the current zoning against the draft zoning. Joyce plans to take the chart to each board member individually, discuss the changes and hear their concerns.
- Joyce and Ted will work on a plan for this year with dates and goals

From the Public: None

Next Meeting:

The next meeting of the Zoning Commission is scheduled for January 16, 2017, from 4 p.m. to 6 p.m. ZC will discuss the overlay concept and Article 10-C. Al is excused.

Motion to adjourn: Donn Critchell

Seconded by: Moisha Blechman

Ayes: 6 (Critchell, Blechman, Huehnel, Bainer, Roberts, O’Donnell)

Nays: 0

Abstained: 0

Meeting adjourned at 6:05.

Public audience: None

Prepared by: Linda Swartz