

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
January 16, 2017

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

The Meeting was called to order at 4:07 by Joyce Thompson.

Approval of Minutes:

Elizabeth asked that her suggestion (made at the January 2, 2017 meeting) that the ZC apply for funding now in order to get into the cycle be added as a final sentence to the first paragraph on the second page. Secretary will make the change to the Minutes.

Kathy Bainer motioned to accept the Minutes from the January 2, 2017 ZC Meeting, as amended; seconded by John Roberts.

Ayes: 4 (Bainer, Roberts, Blechman, O'Donnell) **Nays:** 0 **Abstained:** 0

Ted said that he is willing to do an application for Greenway funding at no additional charge to the town. A Greenway grant could be used to further our work on creating an overlay district for the hamlet(s) or to cover the cost of preparing a Consolidated Funding Application (which Ted does not do due to the amount of work involved). Greenway grants can be used for planning but not for legal costs. Ted will provide us with some samples of grant applications. Alice Platt has done grant applications in the past, and it was suggested that she be contacted if the ZC decides to pursue other funding.

Planning for 2017 - Review of proposed plan:

Joyce handed out a Progress and Completion Tracking table that shows where the work on each article of the zoning code stands at this time. With a column for each quarter of 2017, the ZC will be able to continue tracking the articles as they progress toward completion by the end of 2017. The ZC discussed areas where further discussion and more work is needed (non-conforming lots, bulk regs, overlays, update definitions, etc.) The ZC will plan for a Saturday meeting.

Right to Farm and Right to Market Laws:

Joyce has been trying to find out about any existing Right to Farm and/or Right to Market laws that may have been passed by the county and, if so, whether or not the town tied into the law through resolution. Town Clerk Cheryl Rogers was not aware of any such legislation. The County Clerk's office might be able to help. John suggested that Joyce call Kelly Baccarro, Clerk to the County Board of Supervisors, who could do a word search through the Minutes. Kathy suggested contacting the Columbia Land Conservancy.

Kathy talked about the Governor's State of the State address and his infrastructure initiative. Kathy feels that hemp farming might be a financial boon for Columbia County. Growing hemp has big advantages for marginal land, and does not require the use of pesticides. Hemp can be used for many products including rope, paper, fabric, soap and oils. Kathy contacted Congressman John Faso's office and was told that the Congressman is very supportive of hemp farming. Kathy also suggested that small produce freezing operations be developed locally.

Article 10. Zoning Scope and Purposes:

- 10-B. Scope:
The second sentence is rewritten as follows: *"Unless specifically noted otherwise, the provisions of this Zoning Law shall be deemed to be minimum requirements adopted for the Purposes stated in Section 10-C. herein.* Elizabeth recommended that the use of "maximum" and "minimum" be consistent throughout the code.
- 10-C. Purposes:
Elizabeth suggested that this section be shortened, and the ZC decided that only the first part of each purpose is necessary in this Article. Ted said that he included more language to make the thought process and intention of the ZC clear. The ZC suggested that these thoughts would be more appropriately noted in the section to which they relate. The ZC went through each of the 13 Purposes and whittled them down. Ted will rewrite them as discussed.

- The importance of 10-C.9 was discussed: it ensures that the capital plans of state and county agencies are in compliance with our Comprehensive Plan.
- Is it appropriate to cite the Comprehensive Plan in Item 12? Ted will check against the Comprehensive Plan for accuracy.
- 10-D. How To Use This Zoning Law:
 - Number 5: Add “or may not” (...*“that do not conform with the Zoning Law, may or may not continue.”*)
 - Number 6: Insert “Article 80” at the beginning.
- 10-E. Jurisdiction:
 - Rewritten as follows: *“These regulations govern the use, development, and protection of all land and structures within the Town of Taghkanic, New York, said territory being indicated on the Zoning Map on file at the Taghkanic Town Hall. This map and the district boundaries shall be incorporated and made part of this Zoning Law and the copy can be found in a reduced scale at the end of Article 30 herein.”*
- 10-F. Supersession of Inconsistent Laws, if any:
 - Ted will see if he can create a hyperlink to the noted Section of Town Law.
- 10-G. Interpretation:
 - The use of “minimum” is appropriate here.
- 10-H. Hudson River Valley Greenway Program:
 - Insert a hyperlink to the Greenway criteria. Make it clear that these are aspirational goals and not requirements.
- 10-J. Periodic Review was removed from this Article and placed in Article 130 Interpretation and Application.

Questions raised in Minutes of December 5 and December 19:

- ZC is very concerned about 20% lot coverage – could result in an enormous structure. Set maximum square footage? Ted will check other towns’ codes and show us how they handled it.
- Undersized lots: Setbacks still apply. If property owner wants to change them, they will have to go to the ZBA. Article 70-G makes this very clear. Elizabeth suggested diagrams in 70-G.
- 70-B.1. This section applies to repair or alteration of non-conforming commercial uses? Elizabeth asked “Why would we want a non-conforming use to get bigger? You should not be able to increase the size of a non-compliant use.” Ted will work on this section a little more.

New or Continuing Business:

From the Commission:

From the Public: None

Next Meeting:

The next meeting of the Zoning Commission is scheduled for February 6, 2017. **NOTE: The meeting will begin at 5:00.** ZC will review Article 30. Establishment of Districts. Think about date for a Saturday meeting.

Motion to adjourn: Elizabeth O’Donnell
Ayes: 4 (O’Donnell, Blechman, Bainer, Roberts)

Seconded by: Moisha Blechman
Nays: 0 ***Abstained:*** 0

Meeting adjourned at 6:05.

Public audience: Walter Thompson

Prepared by: Linda Swartz