

TOWN OF TAGHKANIC
SPECIAL FULL-DAY ZONING COMMISSION MEETING
Saturday, March 4, 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 10:10 by Joyce Thompson.

ZC will check to see that the references in Articles 60 and 80 (if applicable) match up with the uses listed in the Use Table, Article 40. This will give the ZC a "user experience"; that is, will an average user be able to locate clear and concise information relative to his/her use. A quick comparison of older versions with changes against the newer versions will also be done. Joyce kept a list on the computer of the issues as each use was discussed. That list is made part of these Minutes.

Ted will correct the alphabetical order in the next version of Article 40 (which will be Version 9). The word "chapter" as it appears throughout this code will be changed to "Zoning Law".

Uses that require Special Use Permits (Senior Center, College, Boarding House, Church), but which are not specifically listed in Article 80.D. are regulated by the general conditions in Article 80.

The following notes are in addition to the comments on Joyce's list. Any use which is not included below was discussed by the ZC and no problems were noted.

Use 2, Agri-Tourism is covered under 60-J Agriculture *and Related Activities*:

- The term "Agri-tourism" does not appear in 60-J. The introductory paragraph should mention the agriculture sub-set as it appears in Article 20 Definitions. Ted can insert a hyperlink to the definitions and will put a sentence in the introductory paragraph.
- 60-J.1. Setback: Delete the second part of this sentence, beginning with "nor closer than ..." to the end of the sentence.
- Farm industry is covered by the general conditions in 60-J. and by the Special Conditions in 80-21. Since the term "farm industry" does not appear in 60-J., Ted will add a new sentence (13) in Article 60-J. which will require that a farm industry be on a farm in accordance with 60-J. and with the Special Conditions in 80-D.
- Sentence #14 will be added to require off-street parking on a mowed area and access.
- NOTE: Agri-tourism appeared in Article 40 Version 8 as a permitted use in the MU district. However, since commercial agriculture is prohibited in the MU District, Agri-tourism will also be prohibited in the MU District.

Use 4, Animal Hospital: Article 80-D.1. will be rewritten to make it clear that animal boarding is for sick animals only.

Use 5, Farm Industry: Rather than allowing this only in R7, it will be permitted in all residential districts, with a minimum acreage requirement.

Use 6, Farm Market, and **Use 7**, Farm Stand/Roadside Stand, will require off-street parking, which will be set forth in the general conditions in 60-J.14. (See Use 2 notes above).

Use 7 Use Table will be changed to "Farm Stand/Roadside Stand"

Use 9, Forest Management: Moisha suggests that the ZC have more discussion on this use

Use 10, Greenhouse on a Farm, is prohibited in the MU district (see NOTE in Agri-tourism above for rationale.)

Use 12, Housing for Farm Employees, will require a Special Use Permit in all districts

Use 13, Small-Scale Portable Sawmill: Need flexibility and sensitivity to neighbors. No-fee renewable 30-day permit?

Use 14, Stable, Private: Add language from 60-K.1.a

Use 15, Stable, Commercial: Ted will check number of horses/number of acres and correct 80-D.3.

Use 16, Timber Harvesting: ZC will discuss this use in more depth along with Forest Management. 60-P.3. requires CAC oversight; Moisha will discuss this with the CAC. Special conditions: 60-P.3 OR 60-P.1.f.

Use 17, Accessory Dwelling Unit: Special conditions 60.Q.1 (strike "and 2")

Use 21, Dwelling, Two-family: Change Special Conditions to 60-Q.2 and 3

Use 22, Dwelling, Multi-family: Change Special Conditions to 60-Q.5.

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Use 24, Home Based Business definition says “Home Occupation”; needs to be redone. All definitions will be revisited and necessary revisions made once the draft code is completed.

Use 25, Housing, Alternate Care needs more discussion. Appears in Article 80-D.5., but is not listed on Use Table as requiring a Special Use Permit. Alternate care facility is usually smaller than other types of assisted living.

Use 26, Housing, Assisted Living, and **Use 27**, Senior Citizen/Elderly Housing both need further discussion. Kathy has cited issues with many of the requirements in 80-D. Elizabeth questioned the 50% undeveloped space in 80-D.7.c.

Use 29, Traditional Neighborhood Development: Eliminated by motion made by Kathy Bainer, seconded by Donn Critchell.

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

Use 30, Townhouses: What would be achieved with townhouses? More density, affordable housing; but would need public water and sewer unless it is small (say, a 4 to 6 row unit with common septic). Town is not likely to develop public water/sewer, so it would be on the developer. Impractical? Should it be removed? Could leave it in for now, and if in the future the town wants to approve a townhouse development, the Town Board would have to work out the water/sewer issues. Needs more discussion. Ted will provide information that will help clarify the issues for the ZC.

Use 32, Art Studio can be for use by resident artist alone and/or may be rental space to other artist(s)

Use 39, Campground: Permanent exterior public address systems will be prohibited, but a portable pa system could be used for occasional special events with limits on hours of use and volume. Also it should be used only for announcements (not for continuous music)

Use 41, Construction Yard: 80-D.10.b. first phrase removed; now starts with “*Such use shall be located...*”

Use 43, Eating Establishment is prohibited in R7, therefore no entry in Article 80 is needed; 80-D.11 will be removed.

Use 44, Excavation, Small-Scale is prohibited in the MU district.

Use 45, Gasoline Filling Station: Ted has written a new definition that includes convenience store. ZC should give thought to allowing drive-through food services as an accessory to gas stations (not as a stand-alone business); capitalize on the fact that Taghkanic is not a stopping point for most, but rather just a road to their destination. Gas stations will not include lube and other services (Motor Vehicle Repair Shop) nor washing of vehicles (Car Washing Station).

Use 46, Kennel: 80-D.12.d. sets a limit of 20 dogs at any one time. The ZC feels this is a reasonable number.

Use 48, Conference Center: Size? Too big? Check size of Pumpkin Hollow Retreat. Ted will check his sources. Prohibit permanent exterior PA systems as with Campground above.

Use 49, Dormitory: Eliminated by motion made by John Roberts, seconded by Moisha Blechman.

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

Use 50, Hostel: Ted made up a new definition: “shared sleeping area and one common area”

Use 51, Hotel/Motel: These two have different definitions, but they require the same special conditions in 80-D.18. The ZC talked about a hotel being more than 2 stories, but John pointed out that our firefighting equipment cannot reach higher than 35 feet.

Use 52, Resort or Lodge: Size and number of rooms? Same as Hotel/Motel is 80-D.18.a.? See Conference Center.

Use 53, Inns will have a minimum of 6 rooms and a maximum of 10 rooms

Use 55, Motor Vehicle Repair Shop: See notes above under Gasoline Filling Station. Copy and paste from 80-D.24 and remove all references to gasoline sales.

Use 56, Printing, Wholesale or Retail: 3-D printing is excluded by definition, but 3-D printing is likely to be more available in the future. Definition will be reworded to all for 3-D printing.

Use 59, Storage Facility needs further discussion. Where would they be appropriate? Would like to keep business district as a future walkable area and hoping that it will be attractive; storage facilities would not fit this plan. Could be placed at far end(s) of extended MU area.

Use 63, Civic or Other Public Use requires a Monroe Test in case the county or other governmental entity wants to establish a use – they would be required to follow the Zoning Code.

Use 66, College definition allows for dorms

Use 69, Recreation Area, Non-Commercial: 80-D.15.d. should cite Vehicle & Traffic Law as was done in 80-D.14.d.

Use 72, Solar or Wind Energy System, Small. This section of the code still needs discussion and development. Taghkanic does not have good wind areas and it is not likely that wind energy companies will develop here. Need to determine size limitations and define accordingly. Small systems are intended for private use. There are at least two windmills in town. Windmills are especially important for farms.

Use 73, Solar or Wind Energy System, Medium: See notes above for small systems. Regs for medium systems might not be needed after ZC discussion.

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Use 74, Telecommunications Tower, New: Need to decide on alternate 1 or 2. ZC should review and be prepared for discussion.

40-C. Prohibited Uses: Insert statement that appears in 40-A that uses not specifically listed are prohibited.

Next Meeting:

Next Meeting, Monday 3/6 beginning at 5 p.m. at the Town Hall. Elizabeth excused. Ted unsure about availability. Will advise.

Elizabeth asked that the ZC wait until she is present to discuss the bulk regs.

Motion to adjourn: Donn Critchell **Seconded by:** Moisha Blechman
Ayes: 6 (Critchell, Blechman, Bainer, Huehnel, Roberts, O'Donnell) **Nays:** 0 **Abstained:** 0

Meeting adjourned at 3:50.

Public audience: none

Prepared by: Linda Swartz