

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
March 6, 2017

**Members present:** Joyce Thompson, Chair; Members: John Roberts, Kathy Bainer, Moisha Blechman, Al Huehnel, Donn Critchell; ZC Secretary Linda Swartz

**Excused:** Elizabeth O'Donnell; ZC Consultant Ted Fink

The Meeting was called to order at 5:07 by Joyce Thompson.

**Approval of Minutes:**

Donn Critchell motioned to accept the Minutes from the February 20, 2017 ZC meeting; seconded by Moisha Blechman.

**Ayes:** 4 (*Critchell, Blechman, Bainer, Roberts*)      **Nays:** 0      **Abstained:** 1 (*Huehnel*)

**Detailed Review of Article 30 Version 1, Establishment of Districts:**

The question was raised "how many developed properties are there in Taghkanic?" Is there a need to know this?

Districts: What distinguishes one from the other and how should they be described? When looking at the district map, think about the districts in relation to the town's future, not just as they appear today. There are pockets of tight development scattered throughout the town, with small homes on small lots in each of the three residential districts. There are also homes in rural areas where there are farms, fields, hills, and wooded areas. All types of neighborhoods are important for a diverse and affordable community.

With this in mind, the ZC began a discussion of the current district boundaries, while giving consideration to the reality of present-day development and the likelihood of future development. Ideas discussed included:

- Extend the B1 district to Reesa Road on the east end and to the Taghkanic/Livingston town line on the west end.
- Move the R7 district westward to the Taconic State Parkway; except that the area east of the Parkway between County Road 27 to the north and Post Hill Road to the south would continue to be in the R3 district.
- To continue the idea of using the parkway as a boundary line, the R2 district between Post Hill Road and CR10 would then be moved eastward to the parkway.
- In the northeast corner of town, there is an odd little leg of the R3 district which practically severs the R2 district at the Taghkanic/Copake line. This "leg" area is wetlands owned by the CLC. The R2 boundary could be pulled back to the R3 district to incorporate this area, just to "smooth out" these district boundaries.
- There was also a suggestion that the R3 zone be eliminated and made into R2 to increase affordable housing opportunities, especially for young people and the elderly on a fixed income.

The rationale: To protect the watershed and woodland areas, and increase the amount of rural area by increasing the R7 district, to concentrate density in areas which are already more densely developed, and to extend the business district where there is greater density. These changes recognize the current use pattern and allow for more affordable housing development opportunities near the business district. Need to be clear about what "affordable housing" means.

If district boundary changes are given serious consideration, the ZC will take the discussion to the public for feedback.

Linda will mark up a zoning map to show the changes discussed and send it to the ZC with the Minutes.

**30-A. Names and Purposes of Zoning Districts:**

General Comment: The draft code bounces back and forth between the terms "agricultural" and "rural". There are differences and the terms should be used appropriately throughout the code. In the Taghkanic of today, there is not much agriculture; rather, its economic health lies in its rural quality. Article 30, as well as the other articles, should be less wordy and written in easily understandable language.

In the first paragraph, third sentence from the end, change the word "requirements" to "opportunities".

Rural Agricultural (R7): Rewrite as follows: *The "Rural Agricultural (R7)" District recognizes the Town's rural and agricultural lands where farms, forests and fields have predominated. In addition to historically significant rural and agricultural lands, the R7 District contains numerous scenic viewsheds of local and Statewide importance. Development should be clustered in a flexible manner to protect agriculture and undeveloped lands, to preserve the rural character of the R7 District and to respect the environmental, scenic and agricultural resources contained there."*

Rural Countryside (R3): This whole section must be re-written as it refers to the R7 district. It should recognize the greater density.

Rural Residential (R2): Say the district "*recognizes areas of rural residential development*" and remove the reference to "Hamlets of West Taghkanic and Copake Lake Area". Mention the affordability of smaller parcels and that the R2 district is located near the MU district.

Hamlet Overlay:

What would be the purpose of overlay? It would not provide for another business district. The boundaries of an Overlay would be site specific. An Overlay could be used if, for instance, a large property wants to change to a conference center or hotel. This needs further consideration.

30-B. Zoning Map:

The final sentence in this section would be clearer if it read "*It is the responsibility of the persons using this Zoning Law and its reduced scale map to verify any amendments that may have been made to the official and certified Map on file in Town Hall.*"

30-C. Interpretation of District Regulations:

- Shouldn't this section say somewhere what the minimum lot size is in each district?
- Typo in 1.: Change "of" to "or" near end of the sentence ("*...by action of nature or a person ...*")
- Typo in 3.: Change "hereof" to "thereof" in second line
- Item 4. Says what you can do. Item 5 says what you can't do. Is Item 5 necessary?

30-D. Application of District Regulations:

- Rewrite Item 5 to allow for accessory dwelling unit.
- Item 6 is not clear. Are "special provisions" for signs only or for all the other things listed? Should not be any special provisions to allow for junk. Ask Ted to clarify. Also, could there be a sundown date for the removal of such items?

New or Continuing Business:

From the Commission: None

From the Public: None

Next Meeting:

The next meeting of the Zoning Commission is scheduled for **Monday, March 20, 2017 beginning at 5 p.m. at the Town Hall**. If Elizabeth is present, we will discuss bulk regs. Also finish work on Article 40 and list that Joyce created at the Saturday meeting of issues to be resolved.

**Motion to adjourn:** Donn Critchell

**Seconded by:** Moisha Blechman

**Ayes:** 5 (Critchell, Blechman, Bainer, Roberts, Huehnel)

**Nays:** 0

**Abstained:** 0

**Meeting adjourned at 7:15.**

Public audience: none

Prepared by: Linda Swartz