

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
March 20, 2017

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

Excused: ZC Consultant Ted Fink

The Meeting was called to order at 5:18 by Joyce Thompson.

Approval of Minutes:

Kathy Bainer motioned to accept the Minutes from the **March 4, 2017** full-day ZC meeting; seconded by Donn Critchell.

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

Two typos in the Minutes of **March 6, 2017** will be corrected. Also, the district boundary map prepared from the discussion at that meeting will be revised to show a missing area in the R3 district and the Minutes will be amended to add a descriptive note related to this area. The map will be clearly marked "For Discussion Only" with the date of the meeting noted thereon.

Donn Critchell motioned to accept the Minutes with the changes as discussed, seconded by Al Huehnel.

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

Discussion of Article 30, Establishment of Districts:

At the last meeting, the ZC considered some fairly significant changes to the zoning districts. Linda colored in a district map depicting the different zones per the discussion and sent the map out on e-mail to the ZC. Joyce asked if anyone had any thoughts about the changes now that they had an opportunity to see it on paper.

Extending the business district (now MU) to the east of the parkway is not logical since most cars get off the parkway and travel west. It makes more sense to extend the MU district westward to the Livingston/Taghkanic town line, expanding the possibilities for mixed use and affordable housing. Ideas for expanding eastward can be considered if/when there is some type of development plan.

- There are other ways to get affordable housing.
- This type of housing does not currently exist in Taghkanic.
- Westward expansion recognizes existing business; Taghkanic Orchards, Janet Lasher
- Westward expansion could result in numerous small businesses with many commercial driveways.
- What kind of businesses would we like to see? Al pointed out that the law of supply and demand will dictate the types of business we will see.
- How do we promote the mixed use and business?
- The ZC envisions the MU district will be a "walkable community". However, expanding the MU district along Route 82 does not accomplish that vision. The Planning Board will recommend that any development will follow all Greenway principles.
- Provides area for successful home-based business to move to.
- How can we be assured that the area includes residential development and not just business? Can some language be in the regulations that would support the development of a truly mixed use area?

Ted: ZC is considering expanding the MU district and would like to fully understand what can be done to promote business and affordable housing while avoiding sprawl.

An area master plan might recommend the expansion of the Mixed Use District. The ZC will need help with this: Look into getting an Economic Development Grant; meet with the Chamber of Commerce and ask what they can do to help us. Expansion of MU district could be done by amendment after adoption of the code. Current businesses in Taghkanic are not doing well.

Enlarging the R7 area as was discussed at the March 4, 2017 ZC meeting would recognize the reality of the number of existing large properties and would seek to protect those areas and the New Forge State Conservation Area. What might be the impacts to the people who live in R3 if it was changed to R7? What are some other potential impacts?

Joyce plans to do a presentation to the Town Board. A table has been prepared showing the changes made from the existing code to new code. Joyce will show the Board the functionality of the code by selecting a land use from the Use Table and following that use through Articles 60 and 80. After that presentation, Joyce plans to sit with each Board member individually and get their input.

Once the ZC has completed work on Articles 40, 60 and 80, the Definitions will be reviewed and revised as needed.

Article 50-B, Density Control Schedule:

Elizabeth said that the maximum lot coverage allowances are extreme. According to the table as it appears in Article 50 Version 1, total building area in the R7 district could be 61,000 s.f. In an R3 district, the total building area could be as much as 26,000 s.f., and in the R2 zone, the buildings could cover up to 17,000 square feet. Elizabeth said the maximum coverage should not be calculated based on the lot size, but rather on the lot size minus the setbacks, and the coverage would be a percentage of that remaining area. Reduce percentages from 20% to 10%. Elizabeth will prepare some diagrams showing building area based on the setbacks and percentages as shown in the table. The table shows the maximum coverage in the MU district as 25%. This might also need to be reviewed.

Joyce asked Elizabeth to figure out a cost for her student hours for the graphics and diagrams the ZC will need. Elizabeth asked Joyce to give her a list of the work to be done and she will figure a cost.

Outstanding Issues:

- 80-D-4 Housing, Assisted Living or Nursing Care: The regulations for this section have not yet been written. Remind Ted.
- 60-R second paragraph: Donn felt that this paragraph is too wordy and suggested that it just say that large-scale excavation is prohibited. Joyce said we need to be careful since this comes directly from the local law, but it could be trimmed down.*
- Define Pump Stations

*Throughout the code, there are sections which are wordier than needed. Each member of the ZC is assigned a section of the code which they will review to ensure that they are clear and brief. Be prepared to discuss at the April 3 meeting:

Kathy will review Section 40
Moisha will review the first 20 pages of Article 80
John will review Article 60-A through 60-H
Donn will review 60-I through to the end of Article 60
Al will review Article 70

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, April 3, 2017 beginning at 5 p.m. at the Town Hall.**

Motion to adjourn: Elizabeth O'Donnell

Seconded by: Moisha Blechman

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

Nays: 0

Abstained: 0

Meeting adjourned at 7:18.

Public audience: none

Prepared by: Linda Swartz