

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
May 1, 2017

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

Excused: Elizabeth O'Donnell

The Meeting was called to order at 5:08 by Joyce Thompson.

Approval of Minutes:

Joyce noted one typo in the Minutes from April 17, 2017, which will be corrected. Donn Critchell motioned to accept the Minutes, with the noted correction; seconded by Moisha Blechman.

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

Article 30 Editing Review:

30-A.

- Typo in last sentence of first paragraph (change “purposes” to “purpose”).
- Rural Agriculture (R7): Moisha recommended some changes to this paragraph, as noted in the Minutes from April 17, 2017. Those changes are further amended as follows: *The “Rural Agricultural (R7)” District recognizes the Town’s most rural areas where forests, farms and fields have predominated. In addition to historically significant rural lands, the District contains scenic viewsheds of local and Statewide importance and is bounded on the West by the Taconic State Parkway, a National Register of Historic Places property. New development should be planned in a flexible manner to protect forests, fields, agriculture, wildlife and water resources, to preserve the rural character of the District and to respect the Town’s agricultural, forested and scenic environmental resources.* Since Hudson draws its water from Taghkanic Creek, Moisha said that it is important to mention the water resources.
- Rural Countryside (R3): In the second sentence, change “maintain” to “sustain”. Delete “undeveloped lands and unspoiled views from the road” at the end of the sentence and instead end the sentence with “fields and forests.” (All other occurrences of “undeveloped land” are also changed to “fields and forests”.) Change the word “clustered” to “planned”.
- Rural Residential (R2) changed as follows: *The “Rural Residential (R2)” District recognizes an area of moderately high rural density surrounding the hamlet of West Taghkanic. A continuation of residential uses in this area, if appropriately planned and sited, will help preserve the sense of openness while providing an opportunity for housing on smaller, more affordable lots.”*
- West Taghkanic Mixed Use (MU): Delete “in the Town” at the end of the first sentence (end sentence after “neighborhood”. The last sentence is changed as follows: *The intent for this District is to protect residential uses, encourage new affordable housing, establish a location for small locally-owned businesses and continue to serve as the community’s civic and cultural center, all linked by pedestrian amenities.*

30-B. The ZC decided that it makes sense to include the Dianda property in the MU District on the map made for discussion and presented at the April 17 ZC meeting. The MU district would then be bounded on the east by the Taconic State Parkway. Including the Dianda property might also make it easier for them to sell.

30-C. Typos in numbers 1. and 3. will be fixed.

30-D.5. Does not make it clear that you can have one principal dwelling unit PLUS other permitted accessory structures, including an accessory dwelling unit. Needs to be rewritten.

The ZC had a brief discussion about the names of the districts. Does naming a district “Residential/Agriculture” create restrictions that would not be if it was just “Residential”? Ted said there is no standard for naming districts and no limitations would be created simply by the name given to a district; that is governed by Article 40. The ZC agreed that the district names are acceptable.

Article 40 Editing Review:

As a result of past discussions and decisions, "Kennel" is permitted in the MU District with a Special Use Permit. Ted asked if the ZC would like to reconsider this and make Kennel prohibited in the MU District. The ZC discussed the issue: the parcels are small and close together, barking dogs would disturb nearby neighbors and businesses, there could be odors. Kathy Bainer motioned to change the Use Table to show that Kennels are prohibited in the MU District. The motion was seconded by Donn.

Ayes: 5 (*Bainer, Critchell, Blechman, Roberts, Huehnel*) **Nays:** 0 **Abstained:** 0

Ted then pointed out that Solar and Wind Energy are listed together in the Use Table, but since no regulations have been written yet for wind energy, Ted asked what the ZC wishes to do. In previous discussions, the ZC noted that Taghkanic's topography is not good for wind energy systems. However, there is currently at least one wind system in town and there could be others in the future. The ZC would like to have wind energy in the code. Ted will come up with some language for the regulations.

Article 50 Editing Review:

To avoid confusion and problems with interpretation, the word "street" will not be used in the code; travel ways will be called "road" or "highway". Ted will take care of this. (Exception: The Taconic State Parkway.)

50-E.1. At the end of the first sentence: Change "residence" to "residential". At the end of this same paragraph, change "this Chapter" to "the Zoning Code". This change will also be made elsewhere in the Zoning Code wherever "Chapter" is similarly used.

50-F. Delete this paragraph. Front yard setback will be 25 feet from centerline of road PLUS the required setback for the district as is currently shown in 50-B. Area and Bulk Requirements. Corresponding changes need to be made to the bulk table. Definitions will also need revision.

50-G.

- At the end of the first paragraph, add "forests" before the word "agriculture". Put a period after "viewsheds", and add "The standards are:"
- Number 2: At the end of the sentence, add "and a maximum of fifty five (55) feet". NOTE: From April 17, 2017 ZC Meeting: Joyce checked with Highway Superintendent, George Hotaling, who verified that legal road entry is 60'.

New or Continuing Business:

From the Commission: None

From the Public: None

Next Meeting:

The next Zoning Commission meeting is scheduled for **Monday, May 15, 2017 beginning at 5 p.m. at the Town Hall.**

- Donn will review his edits in Article 60. John will not be in attendance at the meeting, but said he will send out his Article 60 comments via email prior to the meeting.
- Ted will have Article 70, Version 1 ready for discussion.
- ZC Members should think about how to best present the code to the Town Board.

Motion to adjourn: Al Huehnel

Ayes: 4 (*Huehnel, Roberts, Critchell, Bainer*)
(*Blechman left at 6:30*)

Seconded by: John Roberts

Nays: 0 **Abstained:** 0

Meeting adjourned at 7:18.

Public audience: none

Prepared by: Linda Swartz