

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
August 28, 2017

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

Excused: Kathy Bainer, Elizabeth O'Donnell

This "off-schedule" meeting was not noticed; it is an unofficial meeting and there can be no official motions or votes.
Called to order at 5:05 by Joyce Thompson.

Approval of Minutes:

Members present reached consensus on the Minutes. However, a vote to officially accept the Minutes cannot be held until the next official meeting of the ZC.

Continue Review of Article 20, Version 4 (Definitions):

- "Club, Membership" definition must define the difference between indoor and outdoor clubs. The Use Table lists both Indoor and Outdoor Membership Clubs, with indoor clubs being permitted in R2, R3, and MU and prohibited in R7, while outdoor clubs are only permitted in R7. Ted will add a clause to the regulations for Indoor Clubs that will allow them to have some passive outdoor events/activities like picnics and horseshoe tournaments.
- "Club or Recreational Use" will be deleted.
- "Rod & Gun Club" could use essentially the same definition as "Club, Outdoor Membership", but regulations would differ. Article 80.C. General Standards would apply, especially 80.C.1. Linda will look through previous meeting minutes for earlier ZC discussions on this use; it might be that the ZC had previously decided to prohibit new rod and gun clubs and hunt clubs; existing clubs would be grandfathered. Don asked about adding Rifle & Gun Range. ZC does not feel that it is necessary to add this use.
- "Sawmill": Delete end of sentence relating to portable sawmills.
- "Scenic Viewshed": Delete first part of sentence and begin sentence with *"Any area where scenic resources contribute..."*. Ted will see if it is in the Comp Plan or Subdivision Regs.
- "School (Public or Private)": Delete the inclusionary statement at the end of first sentence.
- "Scrap Yard": Delete.
- "Seasonal Use": change to say *"Use of a property..."* (rather than *"Use of the property..."*)
- "Senior Citizen Housing": Delete the word "elderly" from the definition language.
- "Shooting Preserve": Appears on List of Prohibited Uses. Delete definition?
- "Shops, Craftsman or Artisan": Add "photography" to the list of articles of artistic nature.
- "SIGNS": "Community Pole": Add kiosk? Would need a pull-off area to use the kiosk. Community Poles are usually on State Highways: would State DOT allow a kiosk? Ted said don't get too involved in this right now; he has seen a Supreme Court Decision on signs which details what types of signs towns may and may not allow. The Decision might lead to simplification of the entire Signs section. He will review the Decision and advise the ZC accordingly.
- "Single Ownership": Delete end of sentence beginning with *"regardless of any division..."*
- "Site Plan": Change as follows: *"A rendering, drawing or sketch prepared to town specifications and containing necessary elements as set forth in this zoning law."*
- "Ski Area": Delete *"ski tow warning and ski run"*.
- "SPDES": Definition is not accurate. Add state sewage requirement verbiage.
- "Storage Container, Temporary": Change beginning of sentence to require that the container be on site.
- "Storage Facilities": Joyce asked if ZC has set a maximum size limit. Ted said it is not specifically in the regulations, but a Storage Facility would need to meet setbacks and be within the buildable area.
- "Subdivision": Delete the entire section from the zoning code because the process is controlled by the Subdivision Regulations, in conjunction with the zoning for bulk requirements, setbacks, etc.
- "Supplementary Regulations": Change as follows: *"Additional standards for general and specific uses, found in Article 60 of this Zoning Law."*
- "Surveyor": Delete this definition.

- “Use, Principal”: Move the word “permitted” forward in the sentence to follow the word “main.”
- “Variance”: May be in conflict with the NYS definition. Ted will check it and revise this definition accordingly.
- “Wetlands”: NYS and Feds have their own definitions; will not be regulated under local zoning. Delete definition.
- “Wetland Buffer”: Delete for the same reason stated above under “Wetlands”.
- “Wind Energy Conversion System”: ZC will not be developing wind energy regulations. Small wind systems could be installed on farms. If a residential property owner wants to install a system, they could ask for a zoning change. Delete all definitions under this heading.
- “Yard, Front”: Change as follows: *“The space between the road right of way and the closest point of the principal building on the property.”* Discussion concludes that this area would be different for properties on user roads (25’ back from centerline). Ted will add a sentence.

It is important that the public understand that this is a work in progress. If they find things that don’t quite match or which are not clear, they should contact the ZC Chair or come to a ZC meeting to make their concerns known to the ZC.

Moisha pointed out that a clear definition is still needed for Motor Vehicle Racetrack (a prohibited use). She would also like to have further discussion on a particular part of Article 60.

Ted will complete work on Article 20 (Definitions) per ZC discussion. ZC will finalize Article 30 (Establishment of Districts) at the next meeting. Articles 20, 30, 40, 60 and 80 should then be ready for presentation to the Town Board members.

New or Continuing Business:

From the Commission: None

From the Public: None

Next Meeting:

The next Zoning Commission meeting will be held on **Monday, September 18, 2017 beginning at 5 p.m. at the Town Hall.** Finalize Districts (Article 30). Tie up loose ends in Definitions and Moisha’s concerns with Article 60.

The meeting was adjourned at 7:12.

Prepared by: Linda Swartz