

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
October 16, 2017

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

**Excused:** Donn Critchell, Elizabeth O'Donnell, John Roberts

Joyce called the meeting to order at 5:10 p.m.

**Approval of Minutes:**

Due to lack of quorum, a vote to officially accept the Minutes from October 2 is tabled until the next meeting.

**Article 30 Review of Edits and Confirmation:**

Linda pointed out a few minor corrections to be made.

Moisha suggested that the zoning district descriptions in 30-A. more strongly state the importance of protecting the reservoir that provides drinking water to the City of Hudson, as well as the sources which feed the reservoir. The phrase "including the sources that feed the reservoir for the City of Hudson" will be added at the end of the R7 paragraph.

**Using the Dropbox folder:**

Ted took the time to help the ZC members understand the new Dropbox folder where he will be placing current versions of all articles. He also explained how to get Dropbox on their computers and how to access the files.

**Continuing review of Articles for unclear language and inconsistencies:**

- Article 40: Elizabeth will send her notes via email once she has completed her review.
- Review of Articles 50 and 70 is complete.
- Article 60 A – I : To be done (Joyce)
- Article 60 J – R: To be done (Moisha)
- Article 80: To be done (Al)
- Article 90: Kathy presented her review:
  - 90-A. In center of paragraph, change "including" to "such as".
  - 90-C.10. Delete "or townhouse project" at end of first sentence.
  - 90-E. In the next-to-the-last sentence of this paragraph, the phrase following the comma is changed as follows: "... with leave to appeal to the Zoning Board of Appeals in accordance with the provisions of Article 110 of this Zoning Law."
  - 90-E.1.aa. Need to make up a sample statement.
  - 90-E.1.bb. In second sentence, change "Such notes" to "These notes".
  - 90-E.1.bb.i.(e) Delete "both" and add "dust" ("*...create unavoidable odors, dust and unsightliness..*")
  - 90-E.1.bb.i.(g) Change as follows: "*Residences for farm laborers are a permitted accessory use to farming activities in agricultural districts.*"
  - Delete 90-E.1.bb.i.(h) since it has been incorporated into 90-E.1.bb.i.(e).
  - 90-E.2. Delete "*The supporting materials are as follows*" from the end of the lead paragraph.
  - 90-E.2.a. Delete "*The following materials shall be submitted:*"
  - 90-F.6.a. and 90-F.6.c. Delete the word "historic" in both items.
  - 90-F.6.d. Delete "*or privately conserved lands*". (The word "or" would then appear between "public lands" and "recreation area".)
  - 90-H.3. Second sentence: add "Assessor" after "Code Enforcement Officer"
  - 90-I. Delete the word "extraordinary" and change "expense" to "expenses".

Linda's records show the following suggested edits made at the March 2, 2015 ZC Meeting. The ZC should revisit these to decide whether or not the edits are necessary:

- 90-D. In second sentence, change "rough sketch" to "scaled sketch".
- 90-D.2. Electric water and septic should be specifically mentioned as an item to be reviewed.

- 90-E.1. Add “as determined appropriate by the Planning Board”. The thinking was that depending on the application, some items may be waived by the Planning Board. However, since 90-G.6. addresses Waiver of Requirements, it is probably not necessary to repeat it here. The Planning Board will develop a checklist.
- 90-E.1.e. First sentence: delete everything from “isolated trees six (6) inches” through “ornamental landscaping” and replace with “open and forested areas”.
- 90-E.1.h. End the first sentence after “applicant’s property.” Delete from “including floor plans” to end of sentence.
- 90-E.1.k. Add “commercial” before “materials and equipment”.
- 90-E.1.m. Change “sewage disposal systems” to “septic systems”.
- 90-E.1.s. Change “solid waste disposal facilities and containers” to “solid waste disposal storage”.
- There is a note on 90-E.1.bb. to consider setting a maximum number of units.

**Presentation Plan:**

**HOMEWORK:** ZC members will look through the Table of Uses and select three uses which they think should be included in the presentation to the Town Board and **send their suggestions to Joyce by Thursday, October 19.**

Joyce will then take the three most-often-suggested uses and build a sequence: how would someone use the code for each use? A person might take the following steps: (1) Check the District Map to find out what zoning district they are in; (2) Go to the Use Table to find out what they can do with their property; (3) Look at the Bulk Requirements to find out how much land is needed for their proposed use; and, finally (4) they would go to the regulations that apply to their particular use. General regulations are found in Article 40, and more specific regulations are in Articles 60 and 80. This activity will help ensure that appropriate background materials and handouts are available for the presentation.

**HANDOUTS WILL INCLUDE:** A full draft copy of the Articles in a 3-ring binder and the Table of Changes (Linda).

Kathy asked when this should be presented to Dennis? How does he want us to update him? Need to discuss.

After the November 6 ZC meeting, Joyce will issue an invitation to the Town Board members (individual meeting for each TB member). Dates for presentations: 11/20, 12/4 and 12/18. Following review by Town Board and Dennis, it will be ready for a Public Informational Meeting.

ZC briefly discussed commercial development of our Mixed Use District. What types of businesses would be right for Taghkanic? Businesses add to the tax base and are generally a positive addition to a small rural community.

**New or Continuing Business:**

**From the Commission:** None

**From the Public:** None

**Next Meeting:**

The next Zoning Commission meeting will be held on **Monday, November 6, beginning at 5 p.m. at the Town Hall.**

- ZC members who have not yet presented their Article 30 review should continue to check language, inconsistencies, and check references for their assigned article, and be prepared to present their findings so that this Article can be finalized.

***Motion to adjourn:*** Al Huehnel

***Ayes:*** 3 (Huehnel, Blechman, Bainer)

***Seconded by:*** Moisha Blechman

***Nays:*** 0

***Abstained:*** 0

The meeting was adjourned at 7:03.

*Public in attendance:* None

**Prepared by:** Linda Swartz