

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
November 6, 2017

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

Excused: ZC Consultant Ted Fink

The Meeting was called to order at 5:20 by Joyce Thompson.

Approval of Minutes:

- (1) The Minutes from the October 2, 2017 meeting will be changed to say that "Moisha handed out material about ridge line development laws in Ancram" rather than stating that she spoke about ridgeline development. (Under heading for New/ Continuing Business.)

A **motion** to accept the Minutes from October 2, 2017, as amended, was made by Donn Critchell and seconded by Kathy Bainer.

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

- (2) A motion to accept the Minutes from the October 16, 2017 meeting was made by Moisha Blechman and seconded by Al Huehnel.

Ayes: 3 (*Blechman, Huehnel, Bainer*) **Nays:** 0 **Abstained:** 3 (*Critchell, Roberts, O'Donnell*)

Review & Development of Presentation Materials

Use Table Comparison

Linda developed a table comparing the uses of the existing zoning code and the draft zoning code. It is noted that there are more than a dozen uses which show no change in district allowances. ZC discussion as follows:

- *Agri-tourism:* Article 40, Version 12 shows this use to be permitted in all residential districts, although in a previous table it required a Special Use Permit in residential districts. No one could recall when the change was made, but everyone agreed that it should require a Special Use Permit. The "Comments" column on the comparison table will say that "any use that is commercial in nature will require a Special Use Permit in residential districts".
- *Cabin:* How many cabins can be on a single parcel? Need verbiage in regulations to limit this to one cabin per parcel.
- *Campground:* Need to clarify regulations. Require access to state highway.
- *Farm Stand/Roadside Stand:* Regulations for this use appear in both 60-J.7.b. and in 60.L. Should it be in both places or is this an error? Enter the following comment in the Comparison Table Comments column: "Small, seasonable roadside stands are now permitted."
- *Bed & Breakfast Inn:* Change to Site Plan Approval required in all districts.
- *Dwelling, Two-family:* This will be changed to Site Plan Approval in all districts in order to match it to Accessory Dwelling Unit.
- *Group Home:* Comments column will show that this use is subject to State and County regulations.
- *Manufactured Housing:* Comments column will clarify that Manufactured Homes and Modular Housing differ.
- Wherever "New use" appears in the Comments column, Linda will change it to read "New permitted use."

Linda will make changes as discussed to the comparison table and send it out to the ZC members, who are asked to review the remaining uses and comments and check the references. Discussion will continue at the next meeting.

Use of Code Examples

Joyce distributed via email a "**Guide for Using the Zoning Code**" and a table of "**Proposed Uses for Presentation**" which covers the four categories of Agriculture, Business, Residential and General Uses. Recommendations are as follows:

- **Guide for Using the Zoning Code:** Under resource heading,
 - Article 30: Delete "*Establishment of*" (say only "Zoning Districts & Map")
 - Article 60: "*General Provisions & Supplementary Regulations*"

➤ **Proposed Uses for Presentation:**

- Add Farm Market and Roadside stand to first Use.
- Farm Industry would include such uses as distilleries.
- Under the Reason column for Campground, note that the business model is changing.
- Accessory Dwelling: In the Reason column, add caregivers and affordable housing.

Introductory Statement

Joyce also prepared and distributed an **Introductory Statement** for use in the presentation to the Town Board Members. The ZC read through the Introductory Statement and made the following recommendations:

- The first sentence indicates that the code is to guide development of agriculture, business and residential uses. Moisha and Elizabeth said that guiding agriculture never been the intention of the zoning code and that this sentence should be rewritten to state that the purpose is to bring the zoning into compliance with the Comprehensive Plan.
- It should be clearly stated that this draft zoning provides specific regulations for many uses that are currently being practiced throughout the town but which are not recognized in the current code and also addresses emerging uses.
- The third paragraph mentions that “several public information sessions” have been held. This will be changed to say that there have been two public information meetings; Linda will provide Joyce with the dates.

Joyce will rewrite the statement per the discussion and send the revised materials out via email.

Linda will inform Ted of needed corrections and changes to the Use Table.

New or Continuing Business:

From the Commission: Moisha handed out a paper she wrote about farming in Taghkanic -- past, present and future.

From the Public: None.

Next Meeting:

The next Zoning Commission meeting will be held on **Monday, November 20, 2017 beginning at 5 p.m. at the Town Hall.**

Motion to adjourn: Al Huehnel

Seconded by: Donn Critchell

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

Nays: 0

Abstained: 0

Meeting adjourned at 7:10 p.m.

Prepared by: Linda Swartz