

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
December 18, 2017

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

The Meeting was called to order at 5:10 by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes from November 20, 2017, was made by Kathy Bainer and seconded by Moisha Blechman.

Ayes: 5 (Bainer, Blechman, Critchell, Huehnel, Roberts) **Nays:** 0 **Abstained:** 1 (O'Donnell)

Article 60 (Version 15) Final Review:

Following the last ZC meeting, Joyce asked Donn and John if they would review Article 60 for clarity and language. Donn took the first part (A - H) and John took the remainder. Thank you to Donn and John for taking on this extra assignment.

- 60-B. The first sentence will be broken into two sentences.
- 60-C. GFA should be defined at the top of the chart. Ted will take care of it.
- 60-C. Change "additional" to "each" in the Bed & Breakfast item in the chart.
- 60-D.4.d. Donn asked why there is a 15' setback requirement for the signs since plantings can be closer to the road than 15'. Flowers are not a "fixed object" that could cause damage to an errant vehicle. The 15' requirement will remain.
- 60-D.9.iv. This item requires signs at "each point of access"; clarify that signs are also required at exits.
- 60-D.10.iii. and 60-D.10.iv. These two items regarding sign design seem petty and redundant in light of other items in this article (i.e. 60-D.10.ix.). However, the items vary slightly and provide additional clarity. This is general criteria, not mandatory requirements.
- 60-D.11. Change title to "Removal of Abandoned or Unsafe Signs".
- 60-D.11.b. Use bold type for "non-complying portable roadside sign."
- 60-H.2.d. This regulation for Solar Energy states that landscaping "shall be installed along all sides that do not collect energy". Donn noted that tilting panels would collect energy from all sides. Ted said that solar energy regulations are being discussed, debated and developed everywhere and there is no easy answer. We want to encourage renewable energy, but it does need some regulation. After much discussion, it was decided that the sentence will be re-written as follows: *Ground-mounted energy collectors shall be screened with landscaping from neighbors and roadways.*
- 60-I.1. Under "Screening Required", fifth line, change "obscured from view from such residential Zoning districts" to "obscured from view from adjoining properties".
- 60-J.1. Rewrite as "*Buildings must conform to district setbacks.*"
- 60-J.6.d. The second sentence will become the first sentence. The phrase in the current first sentence "subject to issuance of a Zoning Permit from the Code Enforcement Officer" will be deleted. NOTE: If "Zoning Permit" appears anywhere else in the code, it should be changed to "Special Use Permit".
- 60-P.3.b.(3) Correct typo ("An statement" should be "A statement")
- 60-Q.1.b.2. John reminds the ZC that a discussion began at the November 20, 2017 meeting about the size of accessory buildings and setback from the front line of the principal structure. If the ZC ultimately decides to change the setback, this article may have to be adjusted to correspond (only the setback, not the square footage of the accessory dwelling).
- Moisha suggested that Ted look through the regulations and make changes where the word "fewer" should be used in place of "less than".

Review of Presentation Materials:

Joyce gave each member a packet of the latest version of the presentation materials for review and discussion.

- On the **introduction sheet**, the fourth bullet under **General Changes**, in the last sentence, say "in the early 20th century."
- **Maps:** Linda had suggested that the ZC consider adding two small parcels to the MU District at the northwest corner of Livingston Road and Route 82. One of those parcels has been in commercial use for many years (Janet Lasher Insurance) and a residential rental. The other parcel is too small to be developed on its own. Elizabeth stated that the addition of that property drags the MU district further along the highway, and would also result

in one side of the highway being MU and the other side being residential, two situations which the ZC has tried to avoid. Kathy suggested that both MU scenarios be included in the presentation to the Town Board and their feedback may help to guide the decision. No change was made to the draft MU map.

Linda will give Joyce originals of the two MU maps, the Proposed District Map and the current Zoning District Map for copying and incorporation into the information packets to be presented to the Town Board.

- Joyce will introduce the MU District concept
- Donn will present an overview of the maps

- **Comparison Table:** Several of the uses require access to a state highway (denoted by the use of the double dagger symbol †). However, some of the uses require access to a state or county highway per their specific regulation. Rather than using two different symbols, the explanation of the † symbol on the first page of Article 40 will have a note stating that access to a state highway is required unless otherwise noted in the regulation.
 - Linda will give an overview of the comparison table and cover the Agriculture section
 - Elizabeth will cover the Residential section
 - Kathy will cover the Business section
 - John will cover the General section
- **Use Guide and Sample Uses:**
Campground will not be included in this Sample Use Lookup. Due to the changing business model, the ZC would like more time to discuss and fully understand this use and to develop regulations.
 - Joyce will introduce the Guide.
 - Al will select one of the agricultural uses to show how a person might look that use up in the Code.
 - Elizabeth will guide the Town Board in looking up a residential use.
 - Kathy will select a Business use to look up.
 - John will show the Board how to look up one of the General uses.

This assignment order corresponds to the order used for the Comparison Table discussion.

The ZC will have a “dress rehearsal” at the January 15 meeting. The Draft Code will be presented to Supervisor Ryan Skoda at the January 29 ZC meeting. Richard Skoda, Arthur McGuire and CEO Dennis Callahan will be invited to subsequent meetings.

Next Meeting:

The first Monday in January falls on New Year’s Day. Since there are five Mondays in January, the ZC will meet on January 15 and January 29.

Motion to adjourn: Al Huehnel

Seconded by: Donn Critchell

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

Nays: 0

Abstained: 0

Meeting adjourned at 7:20 p.m.

Prepared by: Linda Swartz