

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
January 15, 2018

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

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

Approval of Minutes:

Elizabeth requested a clarifying addition to the Minutes of December 18, 2017. Linda will make the requested change. A motion to accept the December 18, 2017 Minutes, as amended, was made by Donn Critchell and seconded by Moisha Blechman.

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

Revised Articles in Drop Box:

Linda reviewed the revised Articles that Ted placed in the Drop Box and sent Ted an email listing errors/conflicts. Joyce said that at this time, no major changes will be made, but small errors can be corrected. Ted said he has Linda's emails and will take care of what he can. The ZC asked that Ted clearly mark each page of the draft articles to indicate that they are "DRAFT".

Rehearsal of Presentation:

Joyce provided each ZC member with a notebook containing the materials we will use for the presentation to the Town Board members.

Each member of the ZC did a brief presentation of the sections which were assigned to them at the December 18, 2017 meeting.

- In reading the Introduction, Joyce spotted a few errors that she will fix. She will also check to make sure that the District Allowance information and Special Conditions references are correct in the Sample Use Look-Up Process Table, and will re-print the table because it was printed off-center. She will make the changes and send out the revised documents via email and/or put them in the Drop Box.
- Joyce will introduce the Mixed Use Concept. Changing the shape of the commercial district (Mixed Use), could result in more community connectivity. Residences and businesses could be located in the same building. Expanding the district makes for a more walkable community rather than a "strip mall" feel along Route 82, and encourages the types of businesses that support Taghkanic.
- Donn gave an overview of the maps and the proposed changes to the Zoning Districts along with the rationale for those changes. Linda will make a same-size map of the existing business district that can be easily compared to the proposed Mixed Use District map.
- Linda explained the purpose of the Comparison Table. The ZC recommended that Linda select 4 or 5 uses from the table which serve as examples of how the draft code meets the four criteria listed in Joyce's introduction (clarify existing use regulations, provide regulations for many uses that are currently in practice throughout the town but not recognized in the current zoning code, provide regulations for emerging uses, and update to comply with new State Laws).
- Elizabeth did a few "test scenarios" for her presentation on Residential Uses. She considered whether or not she could build an accessory dwelling unit on her property and could it be larger than her house? What if her parcel was undersized? She offered to look at the properties of other ZC members to further study the application of the regulations. She asked if site plan approval was required for accessory dwelling units of both new construction and conversion, and asked about setbacks for undersized lots. All accessory dwelling units would be required to meet building codes, setbacks and Board of Health requirements.
- Elizabeth suggested that the ZC emphasize the intent for the districts (Article 30). The draft code offers a better balance between agriculture, residential and natural resources.
- Al went through the steps of looking up a specific Use in the code, starting with the Use Table and Definitions and finding the relevant regulations.
- The ZC asked Ted to develop a flow chart for the Use Table to make this process easier to navigate.
- It's important to note that the regulations were built to allow room for flexibility and judgement on the part of the Planning Board.

Process of Presentation:

- How do we move from meeting with Town Board members to getting their feedback (how long do we allow for comments?), and then what is the process while we consider their input?
- Arthur and Richard are not as familiar with the code as is Ryan who served as Planning Board Chairman.
- ZC will present to Ryan first - aiming for January 29 or February 5. Joyce will give Ryan a copy of the notebook prior to the meeting so that he has time to look through it and get a basic understanding of the code works and to come up with any questions or comments.
- ZC will present to Richard and Arthur at the two meetings following the meeting with Ryan (2/5, 2/19/ 3/5 as appropriate).
- Town Board members may ask questions at any time during the presentation since it is meant to be a discussion. The presentation is an effort to include them in the process.
- Following the presentations to the Town Board members, the ZC will take a couple of weeks to consider possible changes to the code based on comments received, then clean up the code.
- A third public information meeting will be held (date to be set by the Town Board - possibly mid-May). ZC will take the input from that meeting and do a final revision. Then that goes to the Board to begin SEQRA, Public Hearing, etc.

The ZC said that it would be helpful to know what comments were made at the previous Public Information Meetings so that they could consider whether or not those comments have been addressed in the new zoning. Linda will send the Minutes from those first two public meetings to the ZC members.

Moisha recommends that the ZC look at site plan approval of accessory dwelling units for both new construction and conversion, setbacks on undersized lots, ridgeline development, and another introduction for the section on Forest Management. She also asked if the ZC could require or foster that all buildings in the MU district serve the purpose of mixed use (residential and commercial in the same structure).

Next Meeting:

The ZC will meet on January 29 at 5 p.m. Joyce will let the ZC know if Ryan will be present at this meeting.

For those who cannot print from Drop Box: Joyce will make copies of any new documents. Please plan to arrive 20 minutes earlier for this meeting to allow time to place the revised material into your notebook.

Al will not be at the January 29 meeting; Moisha will present the agricultural section in Al's absence. Donn will be away from the end of February until the beginning of March.

New Business: Ted said that he has some students who are interested in doing an internship and could do mapping.

Motion to adjourn: Al Huehnel

Seconded by: Moisha Blechman

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

Meeting adjourned at 7:12 p.m.

Public Audience: Jeff and Chris Tallackson, Susan Raymond

Prepared by: Linda Swartz