

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
June 4, 2018

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

The Meeting was called to order at 5:07 by Joyce Thompson.

**Approval of Minutes:**

A motion to accept the Minutes of May 21, 2018 was made by Donn Critchell and seconded by Moisha Blechman.

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

**Article 40: Use Review Assignment:**

Members of the ZC were tasked with reviewing assigned Uses with an eye toward lot size requirement, setbacks, and any other issues they might notice in the definition or regulations.

Uses 1 through 10 were reviewed by Al Huehnel:

- Al found the acreage requirements for Uses 1 through 10 to be appropriate.
- "Agriculture, Commercial" is not specifically defined ("Agriculture" is defined). The ZC feels the uses should be defined as they appear in the Use Table. The word "Commercial" will be added to the definition.
- Does agriculture need 7 acres? We want to encourage farming, even on small lots, so there shouldn't be an acreage restriction; but agri-tourism has a much more public outreach so that Use should require a larger parcel.
- New Article 60-J.7.d. will state the requirement for extra acreage.
- 60-L. as it appears in Article 60 Version 16 is redundant and will be incorporated into 60-J.7. (60-L will become a reserve.)

Uses 11-20 were reviewed by John Roberts:

- Greenhouse on a farm, as a commercial use, must be on a farm of at least 7 acres (Article 60-J.8). It is permitted in R-7, Site Plan Approval is required in R2 and R3, and it is prohibited in the MU district. John found no problems with this Use.
- Housing for Farm Employees (60-J.9.) requires no minimum acreage. Should there be a set number of housing units based on the size of the farm? Kathy said there is already a limit of no more than 4 house trailers for farm employees, regardless of the size of the farm. Department of Health approval is required.
- Small-Scare Portable Sawmill needs to be defined. It is permitted with Site Plan Approval in R3 and R7. ZC decided that it could be permitted in R3 provided that the property is not less than 3-acres in size. Hours of operation will be from dawn to dusk.
- No other issues with assigned Uses.

Uses 21- 30 were reviewed by Donn Critchell:

- Donn noted that there is not much difference between a 2-family home and an accessory dwelling. Ted explained that 2-family housing and accessory dwellings are distinguished by size; accessory housing is subordinate to the principal dwelling.
- Elizabeth reminded the ZC that much more discussion is needed on Accessory Dwelling Units to address concerns raised by the public and by Town Board Member Arthur McGuire. She is concerned that the ZC may be subverting our own density regulations and making it easy for Airbnb operations to start up.
- Linda suggested that it would be easier to write language to limit/prohibit if we use the term "short-term rental" rather than Airbnb;
- Code must provide for affordable housing. The need for affordable housing can be addressed by two-family dwellings. The current zoning allows for two-family housing, so if people aren't taking advantage of that now, do we even need accessory housing? Ted said two-family housing has limited appeal, and in rural towns like Taghkanic, there is a weak demand for this, but allowing it provides the opportunity for creating affordable housing. Elizabeth said it should be concentrated in the MU district where we are trying to create density.
- Kathy suggested that this discussion be set aside for now; the Airbnb issue hits more than accessory and 2-family.

- Multi-family Housing: Regulations allow for a good amount of increased density. Article 60-Q.4.b. requires that the lot be greater than 3 acres.
- Housing, Alternate Care. 80-D.5.c. will be rewritten to be in line with the bulk regulations for the district.
- Assisted Living or Nursing Care is prohibited in R3 and R7 and allowed in R2 and MU with Special Use Permit, but 80-D.4.d.(1) requires that the site be not less than 50 acres. This seems contrary. Will be changed to S in all districts and 80-D.4. will be rewritten. Set maximum number of residents/bedrooms. This section needs work.
- Senior Center: 80-D.6.e. Change "Article 60-Q.(5)" to "Article 60-Q.(4)". Same density as multi-family; 2 dwelling units for the first acre and not more than one additional dwelling unit for each additional acre of lot area.
- Donn had no concerns with the regulations for Adult Use.

ZC referred to information we received from the Columbia Land Conservancy, Town Assessor Craig Surprise and a sheet of historic and demographic information on Taghkanic. Should we do a profile with statistics about the town?

**Comments:**

**From the Public:** None

**From the Commission:** None

**Next Meeting:**

The next ZC meeting is scheduled for June 18 beginning at 5:00. ZC will continue with Use Review and discuss comments provided by Town Justice Jeff Tallackson.

***Motion to adjourn:*** Donn Critchell

***Seconded by:*** Moisha Blechman

***Ayes:*** 5 (Critchell, Blechman, Huehnel, Roberts, Bainer)\*      ***Nays:*** 0      ***Abstained:*** 0

***Meeting adjourned at 7:46 p.m.***

*\* Elizabeth O'Donnell left the meeting prior to adjournment.*

**Public Audience:** Susan Raymond, Jeff Tallackson

**Minutes Prepared by:** Linda Swartz