

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
July 16, 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; ZC Consultant Ted Fink

The Meeting was called to order at 5:05 by Joyce Thompson.

**Approval of Minutes:**

A motion to accept the Minutes of July 2, 2018 was made by Kathy Bainer and seconded by John Roberts.

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

**Continuation of Article 40 Review:**

Uses 67 through 72:

- Use 67: School, Public or Private and Use 68: Senior Center both require Special Use Permit in all residential districts and Site Plan Approval in the MU district, and are addressed only by the General Standards. Linda suggested that a minimum acreage be set (perhaps 5 acres) in the residential zones due to the potential for traffic and noise impacts. Since the last ZC meeting, Joyce and Ted have considered a different approach to the MU district and business uses, which will be discussed later in this meeting, and which may address the concerns with these and other uses. Discussion of these two uses will be tabled for that discussion.
- Use 69: Solar Energy System, Small (a system that is not larger than 10,000 square feet in size) is permitted in all districts; and Use 70: Solar Energy System, Medium (more than 10,000 sf and less than 40,000 sf) requires Site Plan Approval in all districts. The ZC is concerned about the size of these systems; particularly the size of the medium system. Ted said that the sizes are generally defined by NYSERDA. Ted will get some information together to give the ZC an idea of how big a system needs to be to provide electricity for a home, and will also show us some photos of solar energy systems to provide us with a sense of size and visual impact.
  - Linda asked if freestanding solar energy systems are considered to be "accessory structures". If so, is there any conflict in the regulations or definitions? Can the definition for "Accessory Structures" include a note stating that it does not include Solar Energy Systems?
  - The words "large-scale" will be removed from the definition of Solar Energy System, Ground-Mounted in Article 60-H. (Large-scale solar energy systems are not permitted.)
  - Joyce said that the Town is involved in looking at clean energy. The Town Board plans to adopt a Unified Solar Permit and will likely work with the CAC to do an energy inventory of municipal facilities.
- Use 71: Telecommunications Tower (new). Prohibited in MU; Special Use Permit required in all residential districts. Regulations and SEQR address height, visual impacts and decommissioning.
- Use 72: Telecommunications Facility. Ted explained the difference between a tower and a facility saying that a "facility" could be placed on the top of a telephone pole or in a church steeple or another high location, but a tower is a separate structure.

**Thoughts about MU District:**

- The ZC has identified many uses that should be allowed only in the MU district, which is not large enough for everything.
- Biggest source of concern: uses that are large and will generate a lot of traffic require state and/or county highway access.
- Ted prepared a Table based on Livingston's Zoning Code since Taghkanic and Livingston share a border on Route 82. Livingston has designated Route 82 as "commercial", with two separate commercial districts.
- Ted made a list of automobile-dependent uses and local business (walkable) uses. The ZC will think about which commercial uses would be appropriate for a walkable area and those which are more auto-dependent by their nature. Remove auto-dependent uses from MU and put them into the commercial zone.
- Develop a walkable hamlet area on Route 82 from the parkway to Livingston Road and allow auto-dependent uses to locate along Route 82 west of Livingston Road.
- It was suggested that a mix of residential and local business might be on the north side of Route 82 and business only on the south side in order to reduce pedestrians crossing Route 82. It was also suggested that the district designation should be the same on both sides of the road.

- Let the MU District develop as true mixed use by requiring that new buildings have a second floor dwelling unit. Donn said that if you require a business to have a living area on the second floor, people will take their business someplace else. Chris Tallackson agreed, saying you can mandate it, but if it's not desirable, Taghkanic will lose those opportunities for business development. Joyce suggested that zoning could promote this type of mixed use development, but not require it. Elizabeth asked how mixed use development could be incentivized. Ted said that one way is through SEQR: New SEQR regulations allow communities to use broader definitions in the Type II categories. Type II actions don't require full SEQR process and Taghkanic can therefore designate a building with business on first floor and living on second floor as Type II action, removing the full SEQR burden from the applicant.
- Elizabeth suggested that a proposed commercial district west of Livingston Road could have activities that serve as a gateway to the hamlet.
- Al suggested that Route 82 remain the business district and that the mixed use area be located on CR10 where there are many homes that could be converted.
- Ted will make corrections to the table based on a new understanding of the Livingston Code and send it out to the ZC.

**Comments:**

**From the Public:** None

**From the Commission:** None

**Next Meeting:**

The next ZC meeting is scheduled for August 6 beginning at 5:00. We will begin going through Jeff Tallackson's comments.

The ZC is directed to:

- Review the Use Table and decide which specific uses would be acceptable for a local business mixed use district and which uses should be in the auto-dependent commercial area.
- Think about what types of uses don't belong in residential areas, specifically.
- Are there any uses (be specific) that should be added to the prohibited list.

***Motion to adjourn:*** Moisha Blechman

***Seconded by:*** Donn Critchell

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

***Meeting adjourned at 7:04 p.m.***

***Public Audience:*** Chris and Jeff Tallackson

***Minutes Prepared by:*** Linda Swartz