

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
August 6, 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)

Excused: ZC Consultant Ted Fink

The Meeting was called to order at 5:04 by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of July 16, 2018 was made by Donn Critchell and seconded by Moisha Blechman.

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

Analysis of geological impact on commercial uses in MU:

Using GIS, John showed the ZC the location of geologic features and natural resources that exist within the area being considered for the commercial district. John switched on features such as aquifers; forested areas and forest fragmentation; important animal areas; and agricultural areas, including agricultural conservation areas and areas of prime soils and soils of statewide significance. We also looked at contours. This provided the ZC with a better idea of how commercial uses could fit into the area.

- John observed that there's a lot to be concerned about; Al pointed out that it's only about 1% of the town.
- Linda asked that since we can't realistically expect to avoid all of the geological elements, what does the ZC want to do about the commercial district; and Joyce added that if the ZC feels that Route 82 should be developed, it needs to be delineated.
- Moisha said there are two things to consider: general commercial use for people who are just passing through town, and businesses that would be used by local residents.
- Elizabeth wondered about extending the business district: Are we trying to encourage some commercial development and are we giving people parcels that would be attractive for commercial development? It makes sense to extend it a little but not all the way to the town line. Perhaps the parcels in the triangular area between Route 82 and Old Oak Road, and one large parcel on the east side of Route 82 could be added to the MU.
- Moisha was concerned about segmented development, and Joyce pointed out that this proposal might address the issue Moisha spoke of earlier by creating a hamlet district for local use and another area for motorists.
- Elizabeth said that "spot zoning" doesn't add property to Taghkanic's commercial pool and there doesn't appear to be demand for a larger commercial district than what already exists. Protecting the aquifer is important.
- Al said that business development would have little impact on the aquifer.
- Joyce noted that the Planning Board put the Gasland application through a rigorous review in order to protect the aquifer there.
- John mentioned the need for an area where a resident could move a successful home business to, so that they don't have to move their business to another town. He pointed out that some good businesses have already left because there was no place in our business district that they could go to. Maybe we could do an overlay.
- Elizabeth asked "How do you envision an overlay being different from a business district?"
- John suggested that we run it by Ted to determine the ramifications; both positive and negative.
- Joyce noted that the ZC members are in agreement that the geology along Route 82 will put limits on development. She suggested that areas around CR10 and part of Route 82 could be mixed use and another part of Route 82 could be for business. Residents may be opposed to this proposal; in which case we would be back to what we have now. It would behoove the town to develop a master plan, and that master plan could encompass various options that the town board sees as being compatible with our town's character.
- Donn feels that the commercial district could go all the way to the town line. If a developer wants to build something, he would have to figure out how to do it. Al said that three quarters of it won't get developed anyway.
- Chris Tallackson (public audience) said she is surprised at the size of the parcels along Route 82 (in the Old Oak Road triangle). She asked if a maximum depth from the roadway would be set if this was an overlay.
- Al said maybe we should just accept Taghkanic the way it is; Route 82 is a business district and there will never be a true mixed use district. Or let Route 82 continue as the business area and make CR10 mixed use.

- John mentioned places that are developing mixed use communities, but they are usually in more temperate climates, and there are activities and services nearby or provided within the community.
- Donn noted that there is no hotel on this side of the river. People have no place to send friends and family when there is an event. If we had a good hotel in Taghkanic, it would improve our tax base. Livingston doesn't have the ability to have a hotel on Route 82.
- Joyce wondered if we do an overlay, do we need to determine a size (depth)?
- Al said it depends on whether it is business or mixed use. Some businesses are not compatible with residential use.

Where are we? What do we want?

- Overlay all along Route 82 to the town line?
- Extend the commercial area to the north end of Old Oak Road?
- All "business" or in combination with mixed use?
- Commercial district with separate mixed use or not?

Kathy liked the MU the way the ZC had defined it previously. If a business wants to locate further up Route 82, she prefers that they go through the process of getting a variance. In addition, she suggested that restaurants be allowed if they have access to a state or county road (not just state road access as it is in the current draft). Moisha felt that this is a good compromise.

John suggested that the properties between Old Oak and Route 82 be added to the MU district, as well as the larger one across the street. Elizabeth said she would support that.

Kathy made a motion to add to the already defined MU district those parcels in the triangle between Route 82/Old Oak Road and Livingston Road (along the west side of Route 82) and one larger parcel on the east side of Route 82, just north of the area already defined. The motion was seconded by John Roberts.

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

Linda will draw up a new map delineating the business/mixed use district as decided by the ZC at this meeting.

Joyce directed the ZC to look through Ted's table and make suggestions for any additional state highway access requirements. Be sure you are okay with the ones on this list.

Comments:

From the Public: None

From the Commission: None

Next Meeting:

The next ZC meeting is scheduled for August 20 beginning at 5:00. We will begin going through Jeff Tallackson's comments to address substantive issues. **Joyce will resend Jeff Tallackson's comments via email. All ZC members should bring a copy with them to the next meeting (August 20) and be prepared to discuss it. Joyce hopes to get through as much of the comments as we can.**

First meeting in September is Labor Day (9/3). ZC members had no objection to meeting on that day. Elizabeth will attend via teleconference.

Motion to adjourn: Donn Critchell

Seconded by: Moisha Blechman

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

Meeting adjourned at 6:43 p.m.

Public Audience: Chris and Jeff Tallackson, Susan Raymond

Minutes Prepared by: Linda Swartz