

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
August 20, 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:**

Donn Critchell asked that a change be made to the Minutes of August 6, 2018, in order to clarify his statement. A motion to accept the Minutes of August 6, 2018, as modified, was made by Donn Critchell and seconded by Kathy Bainer.

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

**Review of Ted's table of uses that require state or county road access:**

The ZC went through Ted's table of uses in the proposed MU district and discussed the appropriateness of the requirement for state or county highway access for each use. Also, Elizabeth noted that the MU is pretty compressed, and suggested that we "X" the uses that don't fit. The uses which were discussed and the changes made follow:

- Business, Wholesale: "Wholesale" as a separate use will be eliminated and "Retail/Wholesale" will be a combined use. Need definition.
- Printing, Retail or Wholesale: Delete "or" and make this "Printing, Retail/Wholesale"
- Eating Establishment: (Permitted in MU only.) Kathy suggested that access be on either state or county highway. (Draft code currently limits access to state highway.)
- Conference Center: Will be changed to prohibited ("X"). This use requires a minimum of 50 acres and there is no property in the MU district that is that large. Conference Centers are permitted by Special Use Permit in all residential zones. Moisha feels Conference Centers should be prohibited anywhere in town. The ZC voted on allowing Conference Centers in all residential districts with Special Use Permit and prohibiting them in MU:
  - **Ayes:** 5 (*Critchell, Bainer, Roberts, Huehnel, O'Donnell*)    **Nays:** 1 (*Blechman*)    **Abstained:** 0
- Resort or Lodge: Maximum number of rooms is 25 and requires 50 acres. Will be changed to prohibited ("X") in MU due to lack of required acreage. Resort or Lodge is permitted by Special Use Permit in all residential zones. Access will be allowed from state or county highway. (Draft code currently limits access to state highway.)
- Recreation Area, Commercial: Draft requires access from state or county highway. Elizabeth and Moisha are opposed to this use having county highway access. The ZC voted to allow this use to have access on either state or county highway.
  - **Ayes:** 4 (*Critchell, Bainer, Roberts, Huehnel*)    **Nays:** 2 (*Blechman, O'Donnell*)    **Abstained:** 0
- Storage Facility: Will be deleted from approved uses.
- College: The ZC discussed the way colleges now operate (no campus, single structure, on-line) and decided to delete "College" as a separate use. "College" will be incorporated into "School" and "research" will be added to the definition for "School". Schools are permitted with Special Use Permit in all residential districts and require Site Plan Review in the MU district.

NOTE: Per Jeff's suggestion, wherever highway access is required, it should clearly state that the business's principal point of ingress/egress must be directly from/to the highway.

Moisha suggested that the various state and county roads be specifically named in the code. Joyce responded that too much specificity could become problematic.

Susan Raymond (public audience) asked why the decision-making falls to the Planning Board or the Zoning Board of Appeals. The process was explained.

**Review of comments provided to the ZC by Jeff Tallackson:**

The ZC began a review and discussion of comments provided by Jeff Tallackson which address labeling, definition, organization and substantive issues of the draft code.

- In second sentence of 10-B. Scope, change the word “noted” to “provided”.
- What is the meaning of the goal cited in Article 10-C.10. Ted said the “Purposes” shown in Article 10-C. come directly from NYS Town Law.
- Article 20, Definitions: Jeff suggested a different order. The ZC feels that the order is okay as is and it matches up with the used as they are listed in Article 40 (Use Table). If the code is viewed on the computer, there will be a hyperlink that takes the reader directly to the definition.
- Double words with same meaning; for example, “adjacent” and “abutting”. Use one or the other to avoid confusion. Ted will look through chapters and make changes as appropriate.
- Use of “and/or” is confusing; it should be one or the other, not both. Ted will do a search and make changes as appropriate. Joyce also said she would go through the code to look for double words and the use of “and/or”.

**Comments:**

**From the Public:** None

**From the Commission:** None

**Next Meeting:**

The next ZC meeting is scheduled for September 3, 2018 (Labor Day) beginning at 5:00. We will complete the review of Jeff Tallackson’s comments, beginning with his comments on Article 30. We will come back to Jeff’s comments on Article 10-H Hudson Valley Greenway Program (page 5) once the rest of the comments have been discussed.

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

***Seconded by:*** Al Huehnel

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

***Meeting adjourned at 7:00 p.m.***

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

**Minutes Prepared by:** Linda Swartz