

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
September 3, 2018

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

**Excused:** Moisha Blechman, 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 August 20, 2018 was made by Donn Critchell and seconded by Kathy Bainer.

**Ayes:** 5 (*Critchell, Bainer, Roberts, Huehnel, O'Donnell*)      **Nays:** 0      **Abstained:** 0

**Review and discussion of written comments provided by Jeff Tallackson in his memo of March 30, 2018:**

Article 30-C.1. concerns changes to district boundaries in certain circumstances. Jeff feels that this article is unclear and confusing. Elizabeth asked if your property goes to the centerline of the road and the road is realigned, does your property boundary change? The property should remain wholly within the same zoning district. Would the map be changed by zoning amendment? This seems to be a legal issue. We will ask Ted.

30-D.2. says "the requirements specified in this Zoning Law shall be considered minimum requirements." Jeff asked what is meant by "minimum" and said that "minimum" in this case refers to stringency. Kathy said that the Planning Board or ZBA could add additional requirements. Will we talk to Ted about this. The ZC will ask Ted to rewrite this sentence to end after the word "land". (Delete "unless specified differently by this Zoning Law.")

30-D.3 To eliminate the double negative in this sentence, rewrite as follows: "... and a building or structure shall be erected, moved . . . in conformance with the regulations specified for the district in which it is located, and subject to Article 30-C.4."

30-D.6. Chris asked if materials for a construction project can be stored in a "yard". Unless it is "specifically permitted" elsewhere in the code, this sentence appears to prohibit storing materials in the yard while the project is being done. Elizabeth offered to look through the code for other references as to what can be allowed in yards and to be sure there is no conflict.

30-D.7. relates to off-street parking and loading space requirements. Jeff wondered if the space is larger than required, could the extra space be used to meet the requirements for another use or space. ZC responded that each parcel must meet the required parking minimums.

40-A.1. Rather than using bullets, a flow chart would make this article easier to understand.

60-A.1. Remove "/or" from "and/or". Do a full document search and change for "and/or". Each occurrence should be looked at to determine whether it is appropriate as "and/or" or if it should be one or the other ("and" or "or").

60-B.1. Correction: "Section 240.20 of the New York State Penal Law"

60-B.2. This article is too complicated and technical. Shorten as follows: "Except for United States Environmental Protection Agency (EPA) certified wood, pellet, biomass or multi-fuel stoves and fireplace inserts and except for residential brush burning in accordance with New York State laws, no person, firm or corporation shall permit the emission of smoke or any other atmospheric pollutant which violates the applicable air resource regulations of the New York State Department of Environmental Conservation, including but not limited to 6NYCRR Parts 200 to 317."

60-C. Intent and Purposes: Change "predominate" to "dominate"

60-C.2. Schedule of Off-Road Parking Standards for New Development

- Ask Ted if there is such a thing as a “parking consultant”?
- B&B needs to say one parking space per rental room PLUS one parking space for the owner”.
- Farm Stands need to have sufficient off-road parking. Change to two spaces.
- Eating Establishment/Tavern: Delete “plus any spaces required for banquet and meeting rooms” since this is addressed by the square footage.

60-C.5. Requires parking at the “rear” of buildings. Sometimes, the “rear” of the building is between the building and the road or to the side. The “front” of the building is not always the wall that faces the road. These regulations don’t fit well with Taghkanic’s terrain. Does Article 60-C.5. relate only to business parking or does it also relate to multi-family housing? Needs to be clear. New construction should provide for parking in the area NOT between the house and the road, whether that is the “front” or “rear” or “side” of the building.

Joyce asked the ZC members to give this some thought before the next meeting and get some ideas about how we can re-work the language to clarify the intention.

**Comments:**

**From the Public:** None

**From the Commission:** None

**Next Meeting:**

The next ZC meeting is scheduled for September 17 beginning at 5:00. John will not be present. Think about residential parking areas. Also, we need to think about our “downtown” business district. At the time of this meeting, the diner has closed due to non payment of taxes. We are hopeful that this is temporary, but the ZC should give careful thought to what types of buildings would we like to see in our downtown. We badly need some businesses to consider our town. Linda suggested that Taghkanic should become more of a vocal presence at County Economic Development meetings.

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

***Seconded by:*** Al Huehnel

***Ayes:*** 4\* (Critchell, Huehnel, Roberts, Bainer)

***Nays:*** 0

***Abstained:*** 0

*\*Internet connection with Elizabeth O’Donnell was lost prior to adjournment.*

***Meeting adjourned at 7:20 p.m.***

**Public Audience:** Chris and Jeff Tallackson

**Minutes Prepared by:** Linda Swartz