

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
September 17, 2018

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

Excused: John Roberts

The Meeting was called to order at 5:09 by Joyce Thompson.

Approval of Minutes:

Minor changes were suggested and will be made to the Minutes from the meeting of September 3, 2018. A motion to accept the Minutes of September 3, 2018, as amended, was made by Donn Critchell and seconded by Al Huehnel.

Ayes: 5 (Critchell, Huehnel, Bainer, O'Donnell) **Nays:** 0 **Abstained:** 1 (Blechman)

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

- 60-C.5. requires that parking be provided at the rear of buildings only. However, an exception is made in 60-C.1. for parking at single-family dwellings, unless such dwellings require Site Plan or Special Use Permit approval. If this regulation is applied to single-family homes in the MU District, a variance might be needed due to the existence of Taghkanic Creek. To better clarify the regulation in 60-C.5., the first sentence will be changed as follows: *"Except for single-family dwellings outside of the MU District, parking shall be provided at the side or rear of buildings only and shall link the site to the road front and sidewalk systems, whether existing or planned."*
- 60-C.2. second sentence: change to " . . . parking or traffic consultant . . ."
- 60-D.4.i. is changed as follows: *"One on-premises seasonal farm or seasonal farm stand sign."*
- 60-D.10.a. Second sentence: delete ". . . an appealing to the public."
- 60-D.12. Change as follows: *"All signs and components thereof shall be kept in good repair and in a safe and legible condition."*
- 60-D. 13, **Severability** as it appears in Article 60, Version 16a, should be deleted as it already appears in Article 130, **Interpretation and Application**.
- 60-E.1.c. changed as follows: *"No outdoor storage of materials or equipment shall be permitted. No materials, equipment or goods shall be available for rental."* The ZC discussed the need and appropriateness of displaying wares produced on the premises; maybe require site plan approval. Add a new item to address outdoor storage and display of articles produced on the premises. Limitations will be the same as provided for Farm Stands and Roadside Stands under 60-L.; that is, the stand cannot exceed 200 square feet in gross floor area and shall be located at least 20 feet from the edge of the road. Parking is addressed in 60-E.1.h.
- 60-Q.1. will be restructured for clarification.
- 60-Q.1.a.3) Delete *"shall be clearly incidental and subordinate to the principal structure and"* from the first sentence. In the last sentence, change "space of" to "area within".
- 60-Q.1.b. Again, change "space of" to "area within".
- 60-Q.1.b.3) In the last sentence, change "foundation" to "footprint" and be sure to check other parts of the code for consistency in terms. Change "extended" to "increased".
- 60-Q.1.b.5) Delete *"as may be applicable"*.
- 60-Q.1.b.7) change "housing" to "accessory dwelling".
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All Definitions will be located in Article 20, and will generally be alphabetically arranged. Some definitions, however, are more appropriately placed in a grouping. For instance, following the heading of "Signs" in the Definitions, there will be an alphabetically arranged listing of many different types of signs.

Comments:

From the Public: None

From the Commission: None

Next Meeting:

The next ZC meeting is scheduled for October 1. We will continue our review of Jeff's written comments, beginning on page 18 of his memo with 60-Q.2.c.

There are five Mondays in October. The ZC will decide whether or not to hold a third meeting in October (October 29).

Motion to adjourn: Elizabeth O'Donnell

Ayes: 5 (O'Donnell, Critchell, Huehnel, Bainer, Blechman)

Seconded by: Donn Critchell

Nays: 0

Abstained: 0

Meeting adjourned at 7:07 p.m.

Public Audience: Jeff and Chris Tallackson, Susan Raymond

Minutes Prepared by: Linda Swartz