

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
December 3, 2018

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

The Meeting was called to order at 5:10 by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of November 5, 2018, was made by Donn Critchell and seconded by Kathy Bainer.

Ayes: 4 (Critchell, Bainer, Huehnel, Roberts) **Nays:** 0 **Abstained:** 2 (O'Donnell, Blechman)

Two typos will be corrected in the Minutes of November 19, 2018. A motion to accept the Minutes, as amended, was made by Al Huehnel and seconded by Donn Critchell.

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

Moratorium:

Ted has made the changes to the language of the Local Law for a 6-month moratorium on glamping and related activities which were recommended by the ZC at the meeting on November 19. Joyce read the revised Local Law aloud.

Elizabeth O'Donnell motioned to endorse the 6-month moratorium on glamping and related activities, as amended and accepted by the Town of Taghkanic Zoning Commission at their meeting held on December 3, 2018, and to have the Local Law presented by Council Member Joyce Thompson to the Town Board with the request that it be considered for approval. The motion was seconded by Moisha Blechman.

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

Joyce will send out the revised Local Law to the ZC members and will present it to the Town Board at the December 10 Town Board meeting.

Article 40 Review:

Agri-tourism provides a vehicle for existing farms to continue farming. New regulations appear in Article 60.J.7.d. The regulations allow for overnight accommodations and dining as part of the ag-tourism activity. The ZC considered whether this might result in the use becoming bigger than what we would want for Taghkanic. The use is currently permitted in all residential districts. If we are not limited by Ag & Markets Law, we might want to set some restrictions or require a Special Use Permit. Ted will send us the Ag & Markets information as discussed at the November 19 meeting which will be helpful in our decision-making.

Animal Hospital: The language as it exists in Article 80-D (Version 9) is not adequate. We will adopt the language suggested by Jeff in his written comments of March 30, 2018: "Boarding services at an Animal Hospital shall be conducted only indoors except for limited outdoor walks for exercise and sanitation purposes and shall be restricted to the temporary boarding of animals to the extent necessary for veterinary diagnosis, examination, treatment or recovery from illness or injury." The Use Table will be changed to show this use requires a Special Use Permit in all districts (S).

The ZC had a lengthy discussion about the differences between Farm Market, Farmer's Market, and Farm Stands and Roadside Stands, giving consideration to the size of each, owner/operator, and parking needs.

- Farmers' Market: Elizabeth suggested that a Special Use Permit be required in all districts (currently expedited Site Plan Review). Ted said that Ag & Markets Law might limit what we can do to restrict this use. Ag & Markets apparently pays close attention to how municipalities treat this type of activity. Ted will send us a copy of Article 22 of Ag & Markets Law.
- Farm Market: The definition was changed to read as follows: *A retail facility, accessory to the farm operation, larger than a roadside farm stand, operated by the owner or operator of the farm and intended for the sale of local farm produce, farm products, and related farm items on either a seasonal or year-round basis.*

Forest Management: Many changes were made to Article 60-P in Version 17. Some of the ZC members did not have a copy of Version 17 at this meeting. Joyce will resend it to all ZC members via email.

Greenhouse accessory to residential use: Article 60-K.4. will be rewritten as follows: *A greenhouse for non-commercial use is an accessory structure.*

Greenhouse on a farm: ZC feels this use should be permitted (P) in all residential districts. The Use Table currently shows that it is permitted in R7 but that Site Plan Review is required in R2 and R3 (the Use is not permitted in the MU). By show of hands, all members of the ZC agreed to remove the asterisk (*) and make this a permitted use in all residential districts.

Small-scale portable sawmill: This use will be defined when Article 20 is rewritten, which will not be done until the ZC has completed review of the other Articles.

Comments:

From the Public: None

From the Commission: None

Next Meeting:

The next ZC meeting is scheduled for December 17, 2018. We will continue review of Article 40 beginning with Use Number 14, Stable, Private.

Motion to adjourn: Al Huehnel

Seconded by: Moisha Blechman

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

Meeting adjourned at 7:15 p.m.

Public Audience: Susan Raymond

Minutes Prepared by: Linda Swartz