

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
February 18, 2019

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

Excused: Kathy Bainer, Moisha Blechman

The meeting was called to order by Joyce Thompson at 5:15.

Approval of Minutes:

Approval of the Minutes of February 4, 2019, is tabled for the next meeting.

Continuing Discussion of Section 80 Version 10:

Elizabeth asked some questions about the discussion outlined in the Minutes of February 4, 2019:

- 80-D.2. Housing for Farm Employees: When the farming operation ceases and housing for farm employees is converted to affordable housing (rentals), does that allow for housing that exceeds what would be permitted by the underlying zoning? Ted answered that it would require a Special Use Permit and it must meet the regulations for housing that is accessory to a primary dwelling; that is, it cannot exceed the requirements set forth in the code. Ted will make the language clear.
- 80-D.4.d.(8) requires access to state highway, but the double dagger does not appear in the Use Table (Section 40). Elizabeth recommends consistency: If state highway access is required, the double dagger should be on the Use Table and the requirement for highway access should be stated in the regs. Ted will add the double dagger to the Use Table for this use and will also make sure the symbols for state highway and county road access appear in the Use Table where applicable.

Off-Season Storage of Campers at Campgrounds:

- Draft definition for **Campground** specifically says “temporary parking of occupied trailers, erection of tents or other shelters serving as short-term residences.” The definition for **Camp** also mentions the “seasonal” and “temporary” nature of the use. Based on this language, off-season storage at the campground appears to be prohibited.
- 80-D.23.d. limits period of occupation by people to not longer than 120 days during the period from May through October, but it does not specifically set a limit on how long the camping unit can remain on the site.
- Minimum lot area for campgrounds is 15 acres with minimum setback of 300 feet from property lines. There is no limit on the number of campsites. Al noted that 15 acres with 300 foot setback does not leave much room for the campgrounds.
- 80-D.23.b. allows for water and sewage disposal facilities that meet the requirements of the County Health Department, but it does not specifically state that individual hookups to each site is either prohibited or permitted. The ZC prefers one centrally-located water and sewage disposal station rather than the installation of infrastructure to support water and sewage to each campsite.
- The draft code does not allow nor prohibit the installation of electrical hookups to each campsite; however, the use of portable generators is prohibited under 80-D.23.h. John said that without generators, people would likely run their trucks to charge the batteries, which would create more noise and odors than using generators (many of the new generators are fairly quiet). Code could regulate the time of day and number of hours when generators could be used. 80-D.23.h. will be rewritten, and the phrase “*except during periods of area power outages*” will be deleted. If there are 100 campsites, there could be 100 generators!
- Ted warned the ZC that we could face legal challenges if we start regulating the internal operations of a business. For instance, if the water and sewage disposal facilities meet Department of Health requirements, is there a health issue that we are trying to address through regulations? Ted will carefully re-word 80-D.23.b. and will see if there are any court decisions on the use of generators (80-D.23.h.)

Joyce asked the ZC to think about a maximum number of campsites within a campground, minimum lot size and setbacks, and we will discuss it further at the next meeting.

Ted will rework Section 80 based on discussions and Minutes of past meetings and send Version 11 out to the ZC in advance of the next meeting. He will also send out any findings on use of generators.

Solar Update:

Joyce reports that the Town of Taghkanic is actively pursuing a Clean Energy Program which includes the adoption of a Unified Solar Permit. Joyce asked Ted if that needs to be incorporated into the zoning? Ted said that it can easily be added to Section 60.H. Solar Energy Systems.

Airbnb:

Joyce asked everyone to read through the article she sent out a few weeks ago entitled “*The Economic Costs and Benefits of Airbnb*”. She said that, by law, towns cannot tax, but that Columbia County is moving forward with a tax which may be coordinated with the sales and mortgage tax in 2020. (Dutchess County is taxing airbnbs but does not share that tax with the municipalities.) We are all aware that airbnbs exist – how do we bring them out into the open so that we can control the use through regulation?

Saturday Workshop:

ZC has more work to do on Airbnb, Solar, and Camping/Glamping. Joyce asked Ted when he expects we will have a complete code. Ted said he will look through what we have and give Joyce an estimate.

Once we have a complete copy of the code, ZC members will be instructed to read through the entire document, looking for typos, inconsistencies, confusing language, etc. Then we will schedule a Saturday Workshop to smooth out any rough spots.

Ted will send out a revised copy of the Use Table (Section 40).

Next Meeting:

The next ZC meeting is scheduled for March 4, 2019.

- Final review of Section 80 Version 11
- The Economic Cost of Airbnbs (Please try to read through this article which Joyce sent out to all on February 4.)

Motion to adjourn: *Al Huehnel*

Ayes: 4 (*Huehnel, Critchell, O'Donnell, Roberts*)

Seconded by: *Donn Critchell*

Nays: 0

Abstained: 0

Meeting adjourned at 7:00 p.m.

Public Audience: *Susan Raymond*

Minutes Prepared by: *Linda Swartz*