

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
April 15, 2019

Members present: Joyce Thompson, Chair; Linda Swartz, Co-Chair and Secretary; Members: Al Huehnel, John Roberts, Donn Critchell, Kathy Bainer, Moisha Blechman

Excused: Elizabeth O'Donnell, ZC Consultant Ted Fink

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

Approval of Minutes:

Joyce will provide Linda with language in order to clarify the Clean Energy Program and Unified Solar Permit which is the first item in the Minutes of March 18, 2019. Linda will revise the Minutes accordingly and resend them to the ZC. Approval of the Minutes is therefore tabled until the meeting of April 29, 2019.

Review of Definitions (Section 20):

The ZC considered whether "Saw Mill" is one word or two. John and Donn found conflicting information in on-line dictionaries, and the ZC agreed that it should be one word. We will ask Ted to be sure it appears as a single word throughout the code.

Ted will add a definition for SAW MILL, SMALL-SCALE.

SCHOOL (PUBLIC OR PRIVATE): Add "research" and incorporate higher education. (This use will include colleges.)

SEMI-DETACHED: John suggests that a graphic might be helpful in explaining this term (which even the ZC is unsure of). Does this term even appear in the regulations? Ask Ted to do a global search; if it appears in the code, we will ask Ted for clarification.

Need a definition for SHED (both permanent and portable).

SIGN:

- Change SIGN to SIGNS. For consistency, all definitions for the various sign types should use the plural.
- Fill in the blanks in the introductory paragraph which cite the Section of the Zoning Code 60-D.)
- The first sentence of the second paragraph is too long. End the sentence after "business or cause" and begin a new sentence with "It shall also include . . ."
- AGRICULTURAL SIGNS: Second sentence should read "*Agricultural signs include but are not limited to . . .*"
- BACKLIT SIGNS: "*Signs with illuminated . . .*". Use commas around the phrase "*thereby producing a glowing effect around the letter*".
- BANNERS: "*Signs painted on or otherwise attached . . .*" The last sentence should be placed in the regulations rather than in the definition.
- BILLBOARDS: "*Off-premise signs that identify or communicate . . .*"
- BUSINESS SIGNS: "*Signs which identify the business on which the sign is located.*"
- CHANGEABLE LETTER SIGNS: "*Signs on which the content may be changed . . .*" Change to "CHANGEABLE MESSAGE SIGN"?
- COMMUNITY POLES: (no change to description)
- ENCROACHING SIGNS: "*Signs which extend beyond the property line on which the activity takes place . . .*"
- FREESTANDING SIGNS: "*Signs that are independent . . .*"
- HISTORIC MARKERS: (no change to description)
- HOME OCCUPATION SIGNS: "*Signs displaying the name . . .*"
- ILLEGAL SIGNS: "*Signs which do not meet one or more . . .*"
- LOCATIONAL SIGNS: Change "street address" to "911 address".
- MONUMENT SIGNS: *Freestanding signs that are attached. . .*" The description of the short poles on which the sign is mounted seem to be regulatory; put them in the regs (page 60:12). Also it needs to be made more clear that the bottom of the sign is no more than 2' from the ground, not that the supporting poles are allowed to be only 2' in height.
- NON-CONFORMING SIGNS: *Signs which do not meet the requirements set forth . . .*"
- OFF-PREMISE SIGNS: "*Signs which promote products, services . . .*"
- ON-PREMISE SIGNS: "*Signs whose message and design relate . . .*"

- PORTABLE SIGNS: *Signs not permanently affixed to the ground or to another structure, designed to be moveable, whether on its own trailer, wheels or by other means."*
- POSTERS: *"Small signs . . ."*
- PROJECTING SIGNS: *"Signs which project. . ."*
- PUBLIC SAFETY SIGNS: *"Signs offering information . . ."*
- REPRESENTATIONAL SIGNS: *"Three-dimensional signs built to physically represent the object advertised."*
- SANDWICH BOARDS: *"Two connected signboards bearing an advertisement. Sandwich boards are not permanently installed."*
- TEMPORARY SIGNS: (okay as is)
- WALL SIGNS: *"Signs that are painted on or attached . . ."*
- WINDOW SIGNS: *"Signs that are affixed to or painted onto . . ."*

Last sentence under "SIGN AREA" is confusing. What does it mean? Is it necessary? Is it regulatory? Ask Ted.

Sign area measurements are all over the place in Section 60-D. Is there a way to make it easier to figure out?

SINGLE OWNERSHIP: Delete last part beginning with *"regardless of any division"*.

SITE PLAN: Change "this code" to "this Zoning Law."

SKI AREA: Delete "ski-tow warming and ski-run".

Add new definitions for SUBDIVISION and SUBDIVISION, CONSERVATION

TOWN HOUSE: *"A building on a lot under single ownership consisting of a series of three or more one-family attached dwelling units, each unit having its own entry, and having a common party wall between each dwelling unit."* TOWN HOUSE will be listed under "DWELLING, MULTI-FAMILY"

REPEATER: John wondered why the transmitter is limited to not more than 20 watts output. Ask Ted.

Review of Ag District Maps: John obtained full-size copies of the Ag Districts Map from the County, which the ZC reviewed and discussed. John said that approved ag districts are reviewed and updated every 8 years.

Next Meeting:

Monday, April 29 at 5:00 p.m.

Motion to adjourn: Donn Critchell

Ayes: 6 (Critchell, Huehnel, Bainer, Roberts, Blechman)

Seconded by: Al Huehnel

Nays: 0 Abstained: 0

Meeting adjourned at 6:35 p.m.

Public Audience: None

Minutes Prepared by: Linda Swartz