

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
May 6, 2019

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

Excused: Moisha Blechman, Elizabeth O'Donnell, ZC Consultant Ted Fink,

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

Approval of Minutes:

A motion to accept the Minutes from the April 29, 2019, meeting was made by Donn Critchell and seconded by Al Huehnel.

Ayes: 4 (Critchell, Huehnel, Roberts, Bainer) **Nays:** 0 **Abstained:** 0

Review of Complete Zoning Document:

Section 10:

Section 10-B. The first sentence is too long: put a period after "Town of Taghkanic"; delete "and for said purposes divides"; the second sentence is "The Town is divided into Zoning Districts enumerated in Section 30." In the third sentence, change "noted" to "provided". ("Unless specifically provided otherwise, . . .")

Moisha's comments, submitted via email earlier in the day, were read aloud:

- 10-C. is too long and possibly redundant
- 10-C.2. Add "wildlife" (. . . "natural resources in the Town including air, water, soil, wildlife and woodlands.")
- 10-C.4. Add "sustainable" (" . . . promoting sustainable agriculture. . .")
- 10-C.5. Will be changed to read as follows: "To recognize the predominance of forests in Taghkanic as a major element of the Town's rural character."
- Moisha asked what is "complete streets" as noted in Section 10-C.15. This term needs a definition and maybe a URL.
- Moisha finds 10-D. to be unclear.
- Do we define "Performance Standards"? Yes. The standards are listed in Section 60-B.
- Moisha asked if there are conditions where we can undo the past. The ZC is not sure what Moisha is asking.

(End of Moisha's comments)

- 10-G. In the second line, change "or the general welfare." to "and the general welfare."

Section 30:

- Introductory paragraph: Last sentence: Be sure to include the maps. Also, "Article" at the end of the sentence needs to be changed to "Section".
- The description of the **MU District** mentions West Taghkanic as a 19th Century traditional hamlet. The ZC feels that "hamlet" should be defined as "A collection of homes and businesses located in a limited area."
- 30-B. In the penultimate sentence (beginning with "For convenience, . . ."), change "Article" to "Section". At the end of this paragraph, following "Map on file in the Town Clerk's Office." add "or in the office of the Town Zoning Enforcement Officer at the Town Hall."
- Ask Ted why the 50 foot requirement isn't the same in 30-C.1. and 30-C.4.
- 30-D.2. Delete "unless specified differently by this Zoning Law."
- 30-D.3. Sentence is too long. Put a comma after "...Zoning district in which it is located." Second sentence will read: "A building or structure, or part of a building or structure, shall only be erected, moved, altered, reconstructed or enlarged in conformance with the regulations specified for the district in which it is located."
- 30-D.6. Delete "as required for each building or use"

Zoning District Map:

Al asked why the district line at the northeast corner of town doesn't follow the CR 11 alignment. This was not a change made by this Zoning Commission; it appears that way in the existing zoning. Why was this done? This could be mentioned to the Town Board when the code is presented. **The ZC has not yet voted on a final version of the zoning district map. This must be done.**

Section 40:

- 40-A.1. The ZC feels that the last sentence is extremely important and should be highlighted in order that it not be overlooked by the reader.
- In the Symbols chart under "P", delete the word "usually".
- A double asterisk means expedited review. This term is not defined nor explained anywhere in the code.
- The nine items listed in 40-A.3. a. thru i. should be referred to as the items in the Monroe Test.
- 40-B. Linda will go through past Minutes and notations on Version 13 to ensure the accuracy of the table.
- There is a heavy black line that appears to the right of Uses 26, 27 and 28. This should be removed.
- ZC would like to have the flow chart placed at the end of this Section as well as at the end of Section 80.
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Section 50:

- 50-A. Purpose: Capitalize the last word in the paragraph ("Section")
- 50-B.2. Rewrite as follows: *"Lots may only be improved in accordance with the density requirements outlined in Table 50-B, and other applicable bulk regulations for the use and/or district as set forth in this Section, and for conservation subdivisions in Section 60-F. of the Zoning Law."*
- 50-D.1. Remove second comma following "Flagpoles". The references to Section 80-D.20 is incorrect; it should be 80-D.18. Windmills are not described in Section 60-H. The ZC had determined that the topography of Taghkanic is such that wind power might not be practical, so 60-H. deals with solar energy only. Should we reconsider wind power?
- 50-D.3. Put a comma after "see-through fences" and change "where in full compliance" to "when in full compliance"
- 50-E.1. Limits accessory structures to 20' in height in residential districts. Could we get rid of the exception and just allow them to be 35', which is the maximum building height shown in the Area & Bulk Requirements. Height exemptions for agricultural buildings is previously stated in 50-D.1.
- 50-G. Introductory paragraph: In the last line, put a period after "viewsheds." And begin a new sentence: *"The standards are:"*
- We need to have a final review done of the Area and Bulk Regulations Chart in Section 50-B., to be sure everything matches up. We will ask Elizabeth to handle this.
- 50-F. was deleted per the Minutes of May 1, 2017. We will look at this again once we have done a review of the final Area and Bulk Table.
- 50-G.2. Sets minimum road frontage (40') and maximum road frontage (55'). Per the Highway Superintendent, legal road entry width is 60'. The 55' road frontage will serve to prohibit future use of the driveway as a road into a multi-home development area.
- 50-G.3. is not clear. Will be held over for discussion when Ted is present.
- 50-G.4. Not clear. Maybe a diagram would help. (Exclude flagpole?)

Next Meeting:

Monday, May 20, 2019 at 5:00 p.m.

- Area & Bulk Table and further discussion of applicability of Section 50-F.
- Continue review beginning with Article 60
- Zoning Map
- Moisha's water statement

Motion to adjourn: John Roberts

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

Seconded by: Donn Critchell

Nays: 0

Abstained: 0

Meeting adjourned at 7:20 p.m.

Public Audience: None

Minutes Prepared by: Linda Swartz