

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
May 20, 2019

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

Excused: Moisha Blechman, Elizabeth O'Donnell,

Approval of Minutes:

A motion to accept the Minutes from March 18, 2019, as amended by Joyce to clarify the paragraph regarding Clean Energy and Unified Solar Permit, was made by Donn Critchell and seconded by Al Huehnel.

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

A motion to accept the Minutes from May 6, 2019, was made by Donn Critchell and seconded by Al Huehnel.

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

Continuation of Review of Complete Zoning Document:

Ted will insert a NYSDOT hyperlink for "Complete Streets" into the code as a means of explaining this program.

Joyce asked if Ted could answer the questions posed in the May 6 meeting. Ted will look at the Minutes and answer the questions at our next meeting. One of those questions was in regards to the 20' height limitation for accessory structures found in Section 50-E. and Kathy asked Ted to address that issue. Ted agreed to change it to a maximum height of 35'.

Section 50:

- Ted will correct the numbering of the subsections in Section 50.
- 50-G.3. The ZC asked that the flag lot diagram (which is found in the definitions) also be placed in this section.
- 50-G.2. sets a 40' minimum road frontage and 55' maximum road frontage for flag lots. The original purpose of the 55' maximum width was so that the "driveway" would not be turned into a road, leading to further subdivision and development of the flag lot, requiring a road with a minimum road frontage of 60'. Usually, a flag lot is for a single home, but Kathy said that if the property is sold, the new owner might want to subdivide the property into smaller lots although the original plan did not allow for that. Also, sometimes, to save money, a developer will build a short road and create multiple flag lots. How can we ensure proper development of flag lots?
- 50.B. Table of Area and Bulk Requirements: Al asked about the Minimum Lot Width and the Minimum Lot Frontage being the same (350') in the R7 District. Ted said that the numbers in the table are fairly typical. Linda pointed out that parcels on a cul-de-sac could be wedges which would have narrow road frontage and widen out at the back. The 350' lot width and lot frontage are minimums, but a 350' road frontage on a cul-de-sac would be unlikely.

We need to look for consistency between the draft and the existing code and within the draft code itself. We will wait until Elizabeth can be present to continue discussion on the Area and Bulk Requirements.

Linda had reviewed the Use Table and sent out an email of her comments. A copy of that email is attached to these Minutes. The comments were discussed and addressed as follows:

- Expedited Site Plan will be defined using language from Section 60-J.6.c. Also, 60-J.6.c. will be rewritten to say (in part) "...*footprint greater than 15,000 square feet or which exceed 80' in height, or as specified elsewhere in this zoning, shall require expedited Site Plan approval...*"
- Ted will be sure that agriculture uses such as Farm Market, Farmer's Market and Housing for Farm Employees are consistent and properly notated with regard to expedited site plan.
- Small-scale Portable Saw Mill will be changed to "Sawmill, small-scale, portable" (sawmill is one word)
- "Business, Wholesale or Retail" and "Printing, Wholesale or Retail" were combined but the Use Table shows only the retail use for both. Do we want wholesale business? ZC decided to define only retail only, prohibiting wholesale uses by omission from the zoning code.
- The "RESERVED" lines 36 and 37 will be deleted.
- Ted will change the font of the heading "Lodging" in the Use Table to make it stand out.
- Self Storage Facility will be removed from the Use Table since it is prohibited.
- Ted will address the numbering convention throughout the code.

Section 60:

Table of Contents: In order to match the Use Table and Regulations, the following changes should be made:

- Remove the final “s” from “Conservation Subdivisions”
- “Bed and Breakfasts” should be changed to “Bed and Breakfast Inn”
- “Small Scale Excavation” will be changed to “Excavation” in the Table of Contents Listing for Section 60, in 60-R and in the Use Table. (Only small scale excavation is permitted, if it is large enough to require a DEC permit, it is not permitted.)

60-C.2. Schedule of Off-Road Parking Standards

- Delete “or elderly” from Senior citizen housing
- Home-Based Business; Change to 2 per home-based business
- Group home/Community Residence (change “or” to “/”)
- Delete “Townhouse”
- Change “Motor vehicle lease/rental or motor vehicle repair” to “Motor Vehicle Repair, Commercial”
- Delete “Wholesale business”
- Add “resort, lodge, hostel, conference center” to column showing “Hotel, motel, inn”

60-C.4.: In the next to the last sentence, change “Section 90” to “Section 90-C.7.”

60-C.5. Change minimum parking dimensions to width of ten feet and a length of 20 feet.

60-D. Sign Regulations:

- Ted warned that the definition pertaining to signs with message must be content neutral. He will look for the recent court decision and we will discuss this further at the next meeting.
- 60-D.3. First paragraph rewritten as follows: *“A sign may be placed, erected, constructed, painted, altered, relocated enlarged, reconstructed, displayed, or lit only as expressly permitted in this Section. Planning Board review and approval is required prior to issuance of a sign permit by the Code Enforcement Officer.”* The remainder of the paragraph remains as is. This is a Type II action, SEQRA is not required.
- 60-D.3.iv.(ii) remove the word “which”
- 60-D.3.e. Change “applicants” to “applicant” (near end of sentence)
- 60-D.5.e. through h. deal with lighting of signs. Need a new number to prohibit uplighting and unshielded lights. Include guidelines or examples with illustrations.

Short-term Rentals:

Kathy went to meeting in Hudson the topic of which was short-term rentals. The County Board of Supervisors is having a hard time with this issue, and they cannot agree on how to handle it. There are about 800 homes in Columbia County that are listed on Airbnb sites, with 200 being in the Hudson area. One concern is that transient people don’t use many of the businesses that are regularly used by full-time residents (such as furniture stores and banks) and transient people don’t participate in local government (committees, board, volunteer fire departments, etc.) The state will be getting involved. The state will allow the local government to tax short-term rentals, but the state must approve that tax. There appears to be no way to enforce the number of days of rental per year.

Next Meeting:

Monday, June 3, 2019 at 5:00 p.m. Joyce asked that everyone read through the Signs section very carefully and come back with ideas about what should be prohibited and what can be allowed with clear and definitive language. Can some of these regs be simplified?

Motion to adjourn: Al Huehnel

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

Seconded by: Donn Critchell

Nays: 0

Abstained: 0

Public Audience: None

Minutes Prepared by: Linda Swartz