

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
June 3, 2019

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

The meeting was called to order at 5:09 p.m. by Joyce Thompson.

**Approval of Minutes:**

A motion to accept the Minutes of May 20, 2019, was made by Donn Critchell and seconded by John Roberts.

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

**Continuation of Review of Complete Zoning Document:**

Moisha had some questions about the discussion at the May 20 meeting:

- Section 60-J.6.c. Exemptions for Agricultural Operations, allows expedited Site Plan review for farm buildings and structures with a footprint greater than 15,000 sf or exceeding a height of 80'. "Are we allowing anything that tall?" In order to clarify this regulation, it will be rewritten as follows: *"Agriculture farm management structures and practices are classified as Type 2 Actions under SEQR and shall not require Site Plan approval, except that barns with a footprint greater than 15,000 square feet or silos and windmills which exceed 80 feet in height, or as specified elsewhere in this zoning, shall require expedited Site Plan approval from the Planning Board in accordance with the following Agricultural Site Plan Review Process:"*
- Moisha is concerned that the ZC changed the maximum allowable height for accessory buildings from 20' to 35' (Section 50-E.1.). Elizabeth said that accessory structures are supposed to be subordinate to the primary structure, and should therefore be smaller than the primary structure. John said that because most properties here in Taghkanic are fairly large, the size of the accessory structure would not necessarily be intrusive to the neighboring property. And since the code prohibits outdoor storage of equipment and materials, larger structures may be necessary.

It is important to note that this discussion concerns accessory structures, not accessory dwellings. Provisions in Section 60-Q. Affordable Housing address only square footage, not height. Ted said that 35' is almost universal in zoning codes. The Special Regulations in Section 60-Q. override the General Provisions in Section 60-A. If there is a conflict, the more restrictive provision shall apply. We will put this discussion aside for now and keep it in mind for further discussion.

**Area and Bulk Requirements:**

Elizabeth said that because she has been "out of the loop" for a few meetings, she is not prepared to talk about the Area and Bulk Requirements. Ted provided us with a table comparing the bulk regulations for Taghkanic, Livingston and Chatham, which is made part of these Minutes. To illustrate how the half-acre lot in Taghkanic's MU district might be developed, Elizabeth did a quick sketch showing the placement of a 60' X 80' building (4800 s.f., which is quite large) with the setbacks and open space as required in Section 50. Ted had a Table of Dimensional Standards used by another town, which he said we might find useful for this discussion. Ted emailed the table to Joyce who will forward it to the committee members.

**Section 60-D. Sign Regulations:**

Joyce suggested rearranging the subsections, making General Sign Standards 1. (not 7.), followed by Design Criteria (which is currently 10.). Also, 4., 5., and 6. should be listed in the following order: Temporary, Exempt, Prohibited. Ted will do a reordering of the sign section and put it in the Drop Box.

Move 60-D.4.m. to paragraph 1. Sign Compliance, following the second sentence. *"Signs are either exempt, prohibited, or permitted. Holiday decorations are not considered signs."*

60-D.5.d. Rewrite as follows: *"Vehicles baring signs which identify a business, contain an advertisement, or which display prices, telephone numbers and similar information, which are parked on the property shall be screened and buffered to surrounding properties and public viewing locations, and shall be parked to the rear of the business where such location is available. Vehicles which are parked on the property during the normal course of business are not regulated."*

60-5.e. prohibits internally illuminated signs. John suggested that rather than prohibiting them, we regulate the hours of illumination to only when the business is open; the lights can be dimmed and put on a timer. These signs would be permitted only in the MU and prohibited in the residential areas.

60-D.5.h. Add "external": *"Signs that contain or consist of external strings of light bulbs."*

60-D.5.i. Rather than prohibit banners, pennants, ribbons, balloons, etc., the ZC will allow these as temporary signs without a permit for a period not to exceed 48 hours. For the last sentence, rather than saying "except those exempt hereunder", list those which are exempt (holiday decorations, civic and governmental agencies, yard sales, etc.).

60-D.7.c. *"Shall not project over property lines or be located within or other a public right-of-way."*

60-D.8.c. Remove the word "townhouse" as these are prohibited.

60-D.9.ii. will be deleted.

John pointed out that there are a lot of different sign sizes and asked how we can make it easier. **To prepare for the next meeting, the ZC is asked to go through the sign section making note of the various sign sizes and any relevant restrictions.**

**Next Meeting:**

**Monday, June 17, 2019 at 5:00 p.m.**

We will begin the June 17 meeting by looking at the Area and Bulk Requirements. If time permits, we will continue review of the Sign section beginning with 60-D.10 Design Criteria.

***Motion to adjourn: Donn Critchell***

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

***Seconded by: Al Huehnel***

***Nays: 0***

***Abstained: 0***

The meeting was adjourned at 7:13 p.m.

**Public Audience: None**

**Minutes Prepared by: Linda Swartz**