

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
September 16, 2019

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

Excused: Kathy Bainer

The meeting was called to order at 5:05 p.m. by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of the August 19, 2019 Zoning Commission Meeting was made by Donn Critchell and seconded by John Roberts.

Ayes: 5 (Critchell, Roberts, Blechman, Huehnel, O'Donnell) **Nays:** 0 **Abstained:** 0

Continuation of Review of Complete Zoning Document:

80-B.8.d. Requirement for Planning Board review and renewal of all Special Use permits? Joyce suggested five years. Statistics show that most businesses will fail in 3 to 5 years. If there is public support for a business and it is doing well and growing, there should be no problem getting a renewal. Ted will look into whether or not there is any case law that would restrict this requirement.

80-D.3. Stable, Commercial: Ted had inserted a memo to the ZC that requiring a Special Use Permit for this activity may run afoul with NYS rules if the farm is in a state certified ag district. To avoid a conflict, the code could include a qualifying statement: "If the proposed use is in a state certified agricultural district, see NYS Guidance on Commercial Horse Boarding Operations and Commercial Equine Operations."

80-D.5. Housing, Group Home or Adult Care Facility ("Adult Care Facility" is added to be in line with NYS definition)

- 80-D.5.b. Change "Alternate care housing" to "Group Home/Adult Care Facility". Ted will check NYS regs to see if we can change the number of unrelated adults living in the home from five to six.
- John read the state's definition of "Adult Care" from Google and found that facilities with 4 people or fewer are not regulated by the state. Smaller units housing up to four unrelated adults are called "Family-type Home for Adults" (FTHA) and they require a state application from NYSFTHA Local Coordinator, through the Office of Children and Family Services.

80-D.6.b. Delete the word "residential"

Review of 80-D.5.e. lead to Section 60-Q.4. (Affordable Housing) where discussion resulted in changing the minimum acreage to one acre per unit in an R2 district with a maximum of four units. Items b. and c. will be merged.

80-D.8.e. Change as follows: *"Plans for parking shall take into consideration the rural, scenic, and environmental resources of the site and community. Use of permeable paving systems and shuttle service is encouraged to protect such resources."*

80-D.8.g. Change as follows: *"Outdoor public address systems, amplified music, or other sound that can be heard beyond the property lines shall be prohibited."*

80-D.12. John read the draft definition for Recreation Area, Non-Commercial, and a change was made as shown by underline in the following: *"Public or private land, open to the public and developed with facilities for recreation, such as trails, picnic areas, ball fields, tennis courts, swimming, or ice-skating".*

80-D.12.d. John will check NYS Vehicle & Traffic Law and this will be discussed again at the next meeting.

80-D.13. Items d. and j. should be combined since they are both related to entry and exit. Change i. to read *"The maximum number of vehicles parking outdoors overnight shall be limited to six (6)."*

In the definition for Club, Membership, Outdoor. Delete reference to “target shooting, trap shooting and skeet shooting”.

80-D.18.b. refers to “Subsection (b) below”. Since this doesn’t appear to relate to anything in this draft, it may be something that was left over from a previous draft. Ted will figure it out and make the necessary change.

80-D.18.i. Camouflage for telecommunication towers: Combine (1) and (3).

Next Meeting: Start with “Farm Industry” 80-D.19. Ted said look at state guidelines.

Next Meeting:

The next meeting of the ZC is scheduled for Monday, September 30, 2019, beginning at 5:00 p.m. Begin with “Farm Industry” (80-D.19.) Ted suggested that asked that ZC members read through the State Guidelines.

The meetings for October are scheduled for October 7 and October 21. John Roberts has informed us that he will not be present at the meeting on October 7.

Motion to adjourn: Al Huehnel

Seconded by: Donn Critchell

Ayes: 5 (Huehnel, Critchell, Blechman, O’Donnell, Roberts) ***Nays:*** 0 ***Abstained:*** 0

The meeting was adjourned at 7:05 p.m.

Public Audience: None

Minutes Prepared by: Linda Swartz