

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
February 17, 2020

Members present: Joyce Thompson, Chair; Linda Swartz, Co-Chair and Secretary; Members: Donn Critchell, Kathy Bainer, Moisha Blechman, Al Huehnel, Elizabeth O'Donnell (via video conference); ZC Consultant Ted Fink

Absent: John Roberts

The meeting was called to order at 4:08 p.m. by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of the February 3, 2020 meeting was made by Donn Critchell, and seconded by Moisha Blechman.

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

Review of Letter from ZC to Town Board re: Short Term Rentals:

The ZC reviewed the draft letter which we plan to send to the Town Board regarding establishment of a task force to look into short-term rentals. Several changes to the letter were suggested. Joyce will re-type the letter with the recommended changes and send it out to everyone for finalization at the March 2 meeting.

Solar Farm in Copake:

Joyce read an article that appeared in the Columbia Paper regarding a very large solar farm (900 acres) which will be installed on Route 23 in Copake. The solar farm will use "photo-voltaic" technology which allows for farming under the panels. Ted advised that the use would be controlled by the Federal Energy Regulatory Commission (FERC) and local laws do not generally apply. Elizabeth asked if the energy that would be generated from this solar farm would be used in Columbia County. Kathy said that one of the reasons for the solar farm's placement at this location is that the power station is very close-by so very little electricity would be lost in transmission.

Page-by-Page Review of Version 1, Complete Zoning Code:

It was suggested that the names of the Town Board Members listed on the first page of the draft code be changed to the names of the current Town Board. It was also suggested that the names of the ZC members be shown alphabetically below the names of the Chair and Co-Chair.

Table of Contents:

- Linda suggested that Senior Citizen Housing, listed under Section 80-D.6., be changed to "Housing, Senior Citizen", to be in line with uses with similar titles. Ted said that it has to be as shown in 80-D; we will consider it when we review Section 80-D.

Section 10:

- 10-B. Change as follows: *"This Zoning Law regulates and restricts the location, construction alteration, occupancy and use of buildings and structures and the development and use of land in the Town of Taghkanic. The Town is divided into the Zoning Districts enumerated in Section 30. Unless specifically provided otherwise, the provisions of this Zoning Law shall be deemed to be minimum requirements adopted for the Purposes stated in Section 10-C. herein."* (The remainder of the paragraph is unchanged.)
- 10-C.4. Move "sustainable" (*"To encourage the growth and expansion of agriculture by promoting sustainable agriculture as a component ..."*)
- 10-C.5. First sentence, second line: Remove *"basis for maintaining"* and replace it with *"major element of"*
- 10-C.7. Rewritten as follows: *"To enhance Taghkanic as a desirable place to live and work."*
- 10-C.9. First line: delete *"designated"* as we do not plan to designate view sheds.
- 10-C.15. Elizabeth asked if *"encourage tourism ... while respecting the primary needs of residents"* might lead to conflicts with whatever position we ultimately take on short-term rentals. Joyce explained that this sentence pertains to trails and parks, not lodging.
- 10-G. Second line: change *"or"* to *"and"* (*... health, safety, and the general welfare."*)
- 10-H. ZC briefly discussed relationship between zoning and the Greenway Program.

Section 20:

- Accessory Dwelling Unit: Delete “or added to” and “such as a barn or garage”.
- Agriculture: Nest to last sentence: change “a major portion” to “more than 50%”
- Agri-tourism: Pull this out to the margin to make it a separate definition rather than a sub-definition of Agriculture.
- Bed and Breakfast Inn: Rewrite: “A dwelling that is owner-occupied and used incidentally to provide accommodation to transient lodgers.”
- Club, Outdoor Membership: Remove “target shooting, trapshooting, and skeet shooting”.
- Community Residence: Cross reference to “Housing, Special Needs” rather than to “Group Home”.
- Confined Animal Feeding Operation (CAFO): Add “used to feed confined animals” after “post-harvest residues” in item 2 of this definition. Ted will check with Ag and Markets to be sure this aligns with their definition.
- Conservation Easement: Hyper link laws.
- Dwelling, Multi-Family: Change “three but no more than five” to “three or four”.
- Eating Establishment, Fast Food: Correct numbering.
- ECHO Unit: Code does not regulate nor mention ECHO units. Definition is deleted. (ECHO Unit will also be removed from the definition for “Housing”.)
- Excavation, Small Scale: In last line, change “on-protected” to “unprotected”.
- ZC discussed recent court decisions on what makes up a “Family/Functional Family”. Ted’s changes to this definition are accepted.
- Farm Market: Change first word “An” to “A”.
- Fungicide: Add “used to kill fungi and mold.” to end of sentence.
- Golf Courses are prohibited, but definition is necessary.
- Lighting: At end of definition for “Fully Shielded (Full Cutoff) Luminaire”, add “nor beyond property boundaries. (See “Spill Light”.)”

Next Meeting:

The next meeting of the ZC is scheduled for Monday, March 2, 2020. THE MEETING WILL BEGIN AT 4:00.

- We will continue review with Section 20. Definitions, beginning with “Living Space”
- ZC Members are instructed to continue reading through the Draft Version 1 and making notes. Remember: the purpose of this review is not to change the content of the code, but only to check spelling and clarity and to be sure everything fits together.

Motion to adjourn: Al Huehnel

Seconded by: Kathy Bainer

Ayes: 5 (Huehnel, Bainer, Critchell, Blechman, O’Donnell)

Nays: 0

Abstained: 0

The meeting was adjourned at 6:11 p.m.

Public Audience: Susan Raymond

Minutes Prepared by: Linda Swartz