

TOWN OF TAGHKANIC  
ZONING COMMISSION MEETING  
May 4, 2020

**Members present:** Joyce Thompson, Chair; Linda Swartz, Co-Chair and Secretary; Members: Kathy Bainer, Al Huehnel, John Roberts, Elizabeth O'Donnell, Donn Critchell, Moisha Blechman (in at 4:50); ZC Consultant Ted Fink

This meeting, held via Zoom video-conferencing, was called to order at 4:07 p.m. by Joyce Thompson.

**Approval of Minutes:**

A motion to accept the Minutes of the April 20, 2020 meeting, was made by Kathy Bainer, and seconded by Donn Critchell.

**Ayes:** 4 (Bainer, Critchell, Huehnel, Roberts)      **Nays:** 0      **Abstained:** 1 (O'Donnell)

**Update on Short Term Rentals Task Force:**

To date, eight people have expressed interest in joining the STR Task Force. The deadline for letters of interest is May 6. Most of the responses came soon after the notice appeared in the Tgazette. The Town Board will review the applicants at the next Town Board Meeting on Monday, May 11, 2020, and the committee will be set. Board Member and Task Force Chair Elizabeth Craig is very anxious to get started. It was noted that there have been some changes in the short-term rental industry as a result of the COVID-19 pandemic, including longer rental periods required (some with a minimum of 30 days), higher standards for cleaning, and a 24-hour separation period between renters.

**Review and Vote on District Maps:**

Two hand-drawn zoning maps, one showing the district lines for the entire town and the other an enlargement of the MU District, were sent out to the ZC members via email prior to this meeting. These two maps had been thoroughly discussed by the ZC at meetings in 2018 and 2019. Based on these maps, Ted is confident that his student can have the computer drawn maps ready for our next meeting. Ted said they will be good, comprehensive maps, showing roads and property boundaries. There will be a separate inset for the MU district. The ZC considered if the maps should exclude the Taconic State Parkway right of way, since state-owned property is exempt from zoning. Linda said that on occasion the state will dispose of excess right-of-way, and that it would be better if the buyer could know which zoning district they would fall into if the state no longer held title to the property. Ted agreed with this strategy and will have the maps prepared accordingly.

Elizabeth O'Donnell made a motion to authorize Ted's student to draft the zoning district maps as discussed. The motion was seconded by Al Huehnel.

**Ayes:** 6 (O'Donnell, Huehnel, Bainer, Critchell, Blechman, Roberts)      **Nays:** 0      **Abstained:**

Ted said that if, after reviewing the maps, the ZC wants any changes to be made, it can be done easily.

**Continuing Review of Final Draft:**

- 60-D.6.a. Change maximum size of sign to six (6) square feet of surface area. (This change was previously made in sections 60-D.5.d. and 60-D.6.a.)
- 60-H.8. will be deleted (it is unnecessary).
- 60-I. Required Screening for Non-Residential Uses:
  - Lead paragraph will be numbered as 1. and remaining paragraphs will be renumbered accordingly.
  - In lead paragraph (now 1.) second line, change "soften visually objectionable aspects of such use" to "screen aspects of such use"
  - In second paragraph (now 2.) change "contractor's yard" to "construction yard", change "storage facility" to "storage areas", and delete "wholesale business".
- 60-J. Agriculture:
  - Begin lead paragraph with "**Purpose:**" and add "...organic farming, as well as..." prior to "...ancillary activities..." in first line. (..."*Section 20 of this Zoning Law and including organic farming, as well as such ancillary activities...*")

- 60-J.7.c. Change “on a farm of seven acres or more” to “for a farm of seven acres or more” and change “expedited Site Plan approval” to “Limited Site Plan approval”.
- 60-J.9.a. Rewritten as follows: “*Special Use Permit approval is required from the Planning Board where more than two mobile homes are sited on the same farm.*”
- Delete 60-J.12. (redundant)
  
- 60-K.4. Rewrite as follows: “*A greenhouse for non-commercial use is an accessory structure.*”
  
- 60-M. Lighting Regulations:
  - 60-M.3.b. is not an exemption and will be moved to 60-M.4. Additional Requirements.
  - 60-M.5. will be deleted (unnecessary).
  
- 60-N. In first line of lead paragraph, add “a” before “lodging type” (“...is a lodging type...”)
  
- 60-P. Forest Management:
  - Moisha would like this section to contain a stronger statement in regards to the importance of trees. Instead of writing an entirely new statement, the wording from Section 10-C.5. will be repeated here. That is: “*To recognize the significance of Taghkanic’s forests and the importance of conserving such forests and the trees within them as a major element of the Town’s rural character. Trees are crucial to avoidance of soil erosion, provide protection from the effects of flooding, replenish groundwater, and are a shield for residents, wildlife, ecosystems, and habitats from the long term effects of climate change.*”
  - 60-P.3. Change “Small-scale Saw Mills” to “Small-scale Portable Saw Mills” to match the use and definition. Also in first sentence include a note that these portable saw mills are “on wheels and trailered”.
  - 60-P.4.b.(2) incorrectly references Section 60-P(3)(b)(1); it should cite 60-P.4.b.(1).

**Next Meeting:**

**The next meeting of the ZC is scheduled for Monday, May 18, 2020. THE MEETING WILL AGAIN BE HELD VIA ZOOM VIDEOCONFERENCING AND WILL BEGIN AT 3:45. JOYCE WILL SEND OUT THE MEETING INVITATION AND INSTRUCTIONS PRIOR TO THE MEETING.**

Continue with review beginning with Section 60-Q. Affordable Housing

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

***Seconded by: Moisha Blechman***

***Ayes: 6 (Critchell, Blechman, O'Donnell, Huehnel, Bainer, Roberts) Nays: 0 Abstained: 0***

The meeting was adjourned at 6:10 p.m.

**Public Audience: None**

**Minutes Prepared by: Linda Swartz**