

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
June 29, 2020

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

This meeting, held at the Taghkanic Fire House, was called to order at 4:07 p.m. by Joyce Thompson.

Approval of Minutes:

A motion to approve the Minutes of June 1, 2020 as presented, was made by Donn Critchell, and seconded by Kathy Bainer.

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

Review/Edit:

Joyce and Linda have begun the process of incorporating into the draft code the changes made by the ZC to date, as well as addressing formatting, spelling and punctuation, etc. After this process has been completed, the edited code will be returned to Ted for his final review, then back to the ZC for review before it goes to the Town Board.

In light of a matter that recently came before the ZBA, Elizabeth suggested the ZC members think of a scenario, then use the code to figure out if you can do what you want to do. Is it difficult or easy to get the information you need? Elizabeth also suggested that we think about if setbacks are required for various types of improvements and structures; for instance, swimming pools, septic tanks, small sheds or boxed in "anti-bear" trash bins that would not require a building permit. Ted said that it's important to look at our definition for "structure", which is: *"Anything constructed or a combination of materials that form a construction for use, occupancy or ornamentation, whether installed on, above, or below the surface of land or water."* Public Health Law must be adhered to, but the zoning code may be more restrictive.

Moisha asked if there could be two home-based businesses on the same parcel. The code does not appear to prohibit two separate home-based businesses from operating at the same location, but the percentage of area in the home used for the business cannot be doubled and all other criteria must be met.

District Maps:

The maps available for this meeting do not accurately depict the MU district as has been defined by the ZC. Linda will send a revised hand-drawn map to Ted via email following this meeting and he will have it corrected so that the ZC can review it at the next meeting on July 6, 2020. The ZC identified the incorrect district lines that need to be corrected and, pending the revised maps, everyone was in agreement with the district boundaries per the discussion. Ted will have the maps for the July 6 meeting, at which we hope to be able to approve them. It is noted that changing a portion of the R3 district to R7 will provide for forests, water, climate and wildlife corridors, in conjunction with the Natural Resources Inventory (Joyce has book.)

Review of Minutes from June 15, 2020 – Continued Review of Draft Code, Section 90 to end:

Using "shall" or "should" in Section 90-F.4. and 90-F.6. With the entire Zoning Commission present at this meeting, we took another look at Sections 90-F.4 and 90-F.6 and considered whether "shall" or "should" was more appropriate for these regulations. "Shall" indicates a required action, versus the weaker "should", which indicates a suggested action. The ZC decided that "shall" will remain in these regulations.

90-F.6.d. Requires that several types of mechanical equipment be screened from public view. Donn noted that satellite dishes (which are not mechanical) must be placed where they receive the best signal. Delete "and satellite dishes" from this regulation.

90-G.4.e. Sets a requirement of "with 1000 feet of a farm" for public hearing notification. Al asked if this applies to all farms or only those in Agricultural Districts. It applies to "all farms". State Requirement is 500 feet; ours is more restrictive at 1000 feet, which will not be changed. We should add a definition for "Farm Operation"; make it consistent with state law. Ted will take care of it.

Motion to accept the changes which were made in the draft code by ZC members present at the unofficial meeting held on June 15, 2020, with modifications noted in these Minutes, was made by Donn Critchell and seconded by Kathy Bainer.

Ayes: 5 (*Critchell, Bainer, Blechman, Huehnel, Roberts*) **Nays:** 0 **Abstained:** 1 (*O'Donnell*)

Moisha sent an email prior to this meeting suggesting some revisions to Section 10-C.5. Following discussion, the ZC decided that adding "and identity" to the end of the first sentence of Section 10-C.5. That sentence will now read: "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 and identity." The second sentence is not changed.

Next Meeting:

The next meeting of the Zoning Commission will be held on Monday, July 6, 2020 at the firehouse beginning at 4 p.m. We will review the corrected maps. Masks and social distancing required.

Members of the ZC are instructed to think of a scenario for an improvement (garage, shed, swimming pool, accessory building, etc.) which they want to make on their property, using the draft code to see if the improvement is possible and how easy or hard it is to find out what you need to do. We will discuss the scenarios at the next meeting.

If time permits, we will also consider setbacks as discussed in the second paragraph under "Review/Edit:" above. Please take some time to look at setbacks and think about this before the meeting.

Motion to adjourn: *Elizabeth O'Donnell*

Seconded by: *Donn Critchell*

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

The meeting was adjourned at 5:39 p.m.

Public Audience: *None*

Minutes Prepared by: *Linda Swartz*