

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
November 16, 2020

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

This meeting, held via Zoom, was called to order at 4:10 p.m. by Joyce Thompson.

Approval of Minutes:

Tabled until the next meeting

Review of Edits - Definitions:

Some edits made by Joyce and Linda involved only minor grammar or punctuation, or changes that were made for consistency throughout the code. The ZC looked read the Definitions, while Joyce specifically called out the more significant changes or changes which required discussion:

- ACCESSORY DWELLING UNIT: Cross reference to DWELLING UNIT, ACCESSORY and move this definition to that entry.
- AIRPORT, PUBLIC: The last phrase in this definition is changed as follows: "... service of aircraft and products for aircraft, pilots and/or owners."
- APARTMENT: Defined as "A single-family unit in a multi-family dwelling." Could this be the same as an accessory dwelling unit? If there's a distinction, it must be made clear.
- CERTIFICATE OF COMPLIANCE: "An order issued by the Code Enforcement Officer pursuant to Section 100-F. of this Zoning Law."
- CERTIFICATE OF USE: "An order issued by the Code Enforcement Officer pursuant to Section 100-G. of this Zoning Law."
- COMPLIANCE ORDER can be removed from the Definitions since it's the same as Certificate of Compliance
- CAFO: Ted recommends that we use State's definition without changes.
- CONSERVATION EASEMENT: Joyce will follow up with Ted re: his comment about our request for a hyperlink to ECL and GML.
- DWELLING UNIT, PRINCIPAL: Ted has provided a new definition as follows: "A separate, complete dwelling unit that is the larger of the two dwelling units when a single-family dwelling proposes or contains an accessory dwelling unit." Elizabeth does not think it covers all instances of the term in the code. Elizabeth agreed to do a global search of the code to determine if the definition is acceptable.
- EATING ESTABLISHMENT FAST FOOD: Linda and Joyce made some minor changes to clean up this definition during copy editing. Ted commented that the specifics in this definition have been upheld by the courts as a permissive regulation. Joyce will follow-up with Ted since our changes do not significantly change the language in the original definition as presented by Ted.
- FAMILY: Ted provided some lengthy comments and offered a new definition. Joyce will ask Ted for further clarification.
- FARM OPERATION: New definition: "The land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or non-contiguous to each other." This definition was accepted by all members of the ZC present at this meeting.
- GAS STATION/CONVENIENCE STORE: While the title of this use includes both a gas station and a convenience store, the definition showed the convenience store to be an accessory use. The definition was rewroded to make them equal parts of this use.
- LOT, HOUSE: Does this term pertain only to conservation subdivisions? What are lots in a conventional subdivision called? ZC considered that the difference may be that conservation subdivisions have houses on parcels which are of a size less than the required lot size for that district, but which include green space that is held by all residents. If that is the case, we need to make sure that the code only uses this term in regard to conservation subdivisions.
- MOTEL: Add "transient" to definition.
- OPERATING PERMIT: Ted suggested that this be removed, but Dennis said it should be kept in the code. Need definition.

- RACE TRACK, MOTOR VEHICLE: In order to tighten up this definition, the ZC made some changes as follows: “A commercial or private membership facility with a measured course or free-form track used for driving any type of motor vehicles for recreational or competitive sport.” Joyce will run it by Ted.
- SEMI-DETACHED: Is this definition needed? It does not appear anywhere in regulations except for in this definition and in the definition of Semi-attached.
- SKI AREA and SKI RESORT: Joyce will ask Ted if they are necessary since they are prohibited

Next Meeting:

Since there was no ZC meeting on November 2, the ZC agreed to have a meeting on Monday, November 30, 2020, via Zoom, beginning at 4 p.m.

We will continue with Definitions, beginning with STABLE, COMMERCIAL.

Motion to adjourn: *Donn Critchell*

Seconded by: *Al Huehnel*

Ayes: 5 (*Critchell, Huehnel, Roberts, O'Donnell, Bainer*)

Nays: 0

Abstained: 0

The meeting was adjourned at 6:05 p.m.

Minutes Prepared by: Linda Swartz