

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
December 21, 2020

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

Excused: Moisha Blechman, John Roberts

This meeting, held via Zoom, was called to order at 4:11 p.m. by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of the December 7, 2020 meeting, was made by Donn Critchell, and seconded by Kathy Bainer.

Ayes: 4 (Critchell, Bainer, Huehnel, O'Donnell)

Nays: 0

Abstained: 0

Review of Edits - Continued:

SECTION 70:

Elizabeth reviewed Section 70 and sent a marked-up copy with her comments and suggested edits via email to the ZC prior to this meeting. Elizabeth will re-send a "cleaned-up copy" which ZC members should review and be prepared to discuss at the next meeting.

Al asked if the three-year time period mentioned in Section 70-I., Exemption of Lots Shown on Approved Subdivision Plats, begins with the filing of the subdivision plat or with the adoption of this Zoning Code. Ted answered that it begins with the filing of the subdivision plat and the language is taken from NYS Town Law. If the lot is non-conforming (lot size, setbacks, etc.), it would be covered under Section 70-G., Existing Undersized Lots. Any proposed improvements to the property after the three-years is up, would have to go before the ZBA. If Department of Health requirements cannot be met (separation of water and septic, for instance), they would not be able to build.

SECTION 80:

80-A. Add "and consistent with" before "Comprehensive Plan" near the end of the first paragraph. In the second paragraph, revise first sentence to read "... shall be subject to review, approval or denial by the Planning Board in accordance with Section 274-b of the Town Law ..."

80-B.8.d. mentions that the Planning Board may require in its Resolution that a Special Use Permit be renewed periodically. The ZC asked if there should be a specific time period. Ted said it's better to keep it general in terms of time limits and let the Planning Board decide; some uses may require more frequent review. Special Use Permits and requirements can be amended as needed.

80-C.4. makes reference to "districts where on-road parking is encouraged." Town roads are too narrow for on-road parking and it would not be "encouraged". The word "encouraged" will be changed to "designated" ("*in areas where on-road parking is designated.*") It is possible that Taghkanic could have a walkable MU district in the future, as part of Smart Streets Program, and this regulation might apply at that time.

80-D.4.c.11. Delete "whether there will be recreation facilities on site" since it is in conflict with D.4.d.5 which requires that at least 10% of the total land area is developed for outdoor recreational uses.

80-D.8.a. Add "and consistent with" before "Comprehensive Plan".

80-D.10.c. Change "uninterrupted barking" to "nuisance barking"

80-D.13.h. "unless it is located under a roofed structure" will be deleted.

80-D.16.c. Insert "vehicular" before "entrance and exit" in both 80-D.16.c.6. (hotels) and 80-D.16.c.7. (motels).

80-D.18.a. New towers require collocation as part of Special Use Permit review while new users (tenants) on an existing tower only need Site Plan review and approval.

80-D.18.p. Provides that a Special Use Permit for a new telecommunications tower shall be valid for 5 years. The ZC suggested making it two years. Ted said five years is standard; towers cost over a million dollars to build. ZC decided to not change this 5-year requirement.

During the copy editing process, Joyce and Linda divided 80-D.18.p. as it appears in Version 2 into two separate and distinct items; the last sentence of 80-D.18.p. became a new item 80-D.18.q. The ZC suggested that items p. and q. be re-ordered (p. to the q. position; q. to the p. position).

80-D.22. Gasoline Filling Station/Convenience Store: Rewrite items d. and e. as follows:

d. The station or facility shall reflect the traditional architecture of the community in building and roof forms, window proportions, materials, colors and details. All four sides of the building shall be designed with windows and other architectural features to avoid visible blank walls. The canopy structure shall be coordinated with the principal structure whenever possible.

e. The station layout shall eliminate the necessity of any vehicle backing out onto a public right-of-way.

80-D.22.j. "There shall be no outdoor storage of materials or products." Create new 80-D.22.k. which allows for display (not storage) of materials and products. Existing item "k." (entrance/exit on State highway) then becomes item "l." Insert the word "vehicular" before "entrance and exit".

Ted will search the code to be sure it is to be consistent in the use of "General Standards" and "Special Standards" (not "requirements").

Next Meeting:

The next meeting of the Zoning Commission will be held via ZOOM on January 4, 2021 beginning at 4 p.m. ZC will discuss Elizabeth's proposed edits and comments to Section 70. Review work will begin with Section 90 and we will work through the remaining Sections to complete the review.

Motion to adjourn: Donn Critchell

Ayes: 4 (Critchell, Huehnel, Bainer, O'Donnell)

Seconded by: Al Huehnel

Nays: 0

Abstained: 0

The meeting was adjourned at 5:58 p.m.

Public Audience: None

Minutes Prepared by: Linda Swartz