

Taghkanic  
Planning Board Agenda  
November 6, 2023

Call to order.

Pledge of Allegiance.

Approval of previous minutes.

Luks Subdivision Application.

Ellis Subdivision Application.

Introduction to Greenhaus Zoning Request.

Other Business.

Adjournment.

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**Item 1: Luks Subdivision**

Chairwomen Bainer,

Below please find the link to the digital submission for the Luks minor subdivision application. Hardcopies of the application and map will be submitted to Dennis today. We look forward to meeting with you at the November planning board meeting. Please let me know if you have any questions or if the link does not work.

<https://www.dropbox.com/scl/fo/hm2fd1hc5pzbn0vywbkkr/h?rlkey=5z0ni5hozmsykqic22demvkri&dl=0>

Regards

Michelle Mormile, CPESC, CPSWQ, CESSWI, NYSESCCP  
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**Item 2: Ellis Subdivision (see separate attachment for Map)**

Hi Kathy

Attached please find a subdivision map and application for a minor subdivision I would like to submit to the Planning Board. This is property of Norma J. Ellis at 581 Taghkanic Road.

I'll submit this to Dennis today. I know there are two other people in my office, surveyor Dustin James, and engineer Andy Aubin that have applications to submit. Can you let me know whether the Planning Board will be meeting in November?

Thanks

Dan

Daniel J. Russell, Land Surveyor  
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**Item 3: Greenhaus Zoning Request**

Dear Mr. Romaine and Mrs. Bainer,

I hope this email finds you well. I am reaching out to introduce GreenHaus, a sustainable retreat community we hope to develop collaboratively with the Town of Taghkanic. GreenHaus is centered on creativity, wellness, and ecological stewardship. Our vision is to create an inclusive space for arts, education, personal growth, and healing in harmony with nature.

We strongly believe GreenHaus will be a tremendous asset for Taghkanic and the greater Hudson Valley. It aligns with the area's thriving arts community and goals for thoughtful, sustainable development. I wanted to personally introduce myself and our vision for GreenHaus. My intention is to work cooperatively with you and the Town every step of the way to make this dream a reality.

Although we are just beginning the zoning process, I am committed to an open, collaborative approach focused on integrating feedback and support from you and the community. I welcome any guidance you can provide on how we can best partner with the Town for a successful outcome.

Please feel free to contact me by phone or email anytime. I would be grateful for the opportunity to meet and discuss how we can create a cooperative framework for this

meaningful project. I genuinely appreciate your time and consideration.  
(The Property address is 1524 County Route 10)

All the best,

## Scott Schneider

Licensed Real Estate Salesperson, Evernest

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