

250204

TOWN OF TAGHKANIC PLANNING BOARD

MINUTES OF THE FEBRUARY 4, 2025 REGULAR MEETING

A regular meeting of the Town of Taghkanic Planning Board was held on Tuesday, February 4, 2025, at the Town Hall.

Those present were:

Planning Board:

Katherine Bainer (Chair), Ivan Saavedra, Josh Plass, Celine Kagan, Andrew Howard (Attorney), Perry Ascher (acting PB secretary)

Those absent were:

Peter Paden(recused), Raymond Keyser, James Alvarez

Live Audience: Dustin James, Surveyor, Eve Kaplan,

Zoom Audience: Susan Raymond, Meredith Glabman, Joanne Klein, Donay Queenan

7:00pm: Katherine Bainer opens the meeting with the Pledge of Allegiance

7:03pm: Motion made by Ivan Saavedra seconded by Josh Plass to open the public hearing to discuss the resolution on behalf of owner John Markus for a lot line adjustment of 4 parcels into 3 parcels on property located adjacent to County Route 27 and County Route 11, zoned residential R-7.

7:04pm: Dustin James, Surveyor with Crawford and Associates, presented a summary on behalf of owner John Markus for lot line revision of 4 parcels into 3 parcels (503 acres, 73 acres, and 32 acres) on property located adjacent to County Route 27 and County Route 11, zoned residential R-7.

During review of Resolution, Taghkanic residents Susan Raymond and Donay Queenan wanted an understanding of what the Columbia Land Conservancy (CLC) (the proposed buyer of the 500-acre parcel) intends to do with the property. Town Board member Doug Craig shared that an article was posted on the TGazette on November 6, 2024 detailing CLC's concept for the use of the property, if the sale goes through.

<https://www.tgazette.com/post/walking-tour-to-preview-taghkanic-500-acre-community-forest>

Josh Plass pointed out that the CLC buys land to conserve it, not sub-divide and build out. Celine Kagan stated that this plan would be consistent with the town's stated goal of maintaining the rural nature of our town. Celine Kagan and Ivan Saavedra also pointed out that the CLC's plans for the use of the property is not currently on the Planning Board's agenda and that tonight's meeting was to address the tax map revision. Mr. James and attorney Andrew Howard explained that no changes other than the lot line adjustment were

being made to the property and all zoning regulations remain in place. Taghkanic resident Joanne Klein stated that she thought that CLC concept was a very exciting plan and that the Planning Board should approve.

7:38pm: Motion made by Josh Plass seconded by Celine Kagan to close the public hearing. All members in favor.

7:40pm: Attorney Andrew Howard reads through the State Environmental Quality Review (SEQR) impact assessment forms associated with this resolution, which determines that this action will have no impact.

7:45pm: Motion made by Josh Plass seconded by Ivan Saavedra to approve the resolution to grant the lot line adjustment to John Markus. All members in favor.

7:50pm: With no further business, a motion to close the meeting was made by Celine Kagan and seconded by Josh Plass, approved by those present.

Respectfully submitted,

Perry Ascher
Acting Secretary

Next Regular Meeting Scheduled: March 4, 2025 7:00pm

Accepted by: _____

Title: _____

Date: _____

**Resolution of the Town of Taghkanic Planning Board
Granting Lot Line Adjustment Approval to John Markus**

Date: Tuesday, February 4, 2025
Applicant: John Markus
Matter: Application for Lot Line Adjustment
Property: County Route 27, County Route 11, Taghkanic, New York
Property ID: Tax Parcel No. 163.0-2-5, 164.0-1-1, 164.0-1-17.1, 164.0-1-18

WHEREAS:

1. On January 7, 2025, the Town of Taghkanic Planning Board ("Planning Board") received an application seeking lot line adjustment approval regarding lands located at County Route 27, County Route 11, Taghkanic, New York (the "Property"), bearing tax parcel numbers 163.0-2-5, 164.0-1-1, 164.0-1-17.1, 164.0-1-18.
2. The Property presently consists of four parcels in the R7 Zoning District under the Town Zoning Law. Currently, the total acreage of all the Property is approximately +-607 acres in total area.
3. As proposed, the final configuration of the Property will consist of three parcels: Parcel 1 will be 502.597 Acres, Parcel 2 will be 31.874 Acres, and Parcel 3 will be 73.131 Acres.
4. In accordance with Town's Local Law #4 of 2007, entitled "*Amending the Subdivision Regulations providing for Boundary / Lot Line Adjustments*" (hereinafter "Subdivision Regulations"), the application was properly classified as a boundary line adjustment because no new lots will be created.
5. In accordance with the aforesaid Subdivision Regulations, the Town requires: (a) a sketch plan of the proposed boundary line adjustment; (b) submission of a proposed final plat for review.
6. The Applicant has submitted the following documents as part of their application: (a) an application for approval of a lot line adjustment; (b) a Short Environmental Assessment Form [EAF]; (c) a full-size contour map showing the configuration of the proposed lots; and (d) deeds to the parcels located at County Route 27, County Route 11, Taghkanic, New York.
7. At its January 7, 2025 meeting, the Planning Board deemed the application substantially complete and set the Public Hearing for February 4, 2025 at 7:00pm at the Taghkanic Town Hall.

8. The Planning Board determined that this application should be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). Given that the application is an Unlisted Action, and that a coordinated review of this project is unnecessary as no other governmental agencies have approval authority over this application, the Planning Board therefore declared itself lead agency for the purposes of the SEQRA environmental review of the proposed action.
9. On February 4, 2025, the Town of Taghkanic Planning Board opened the public hearing and received public comment on the proposed lot line adjustment.
10. The Applicant provided proof of having delivered notice of the public hearing by certified mail, return-receipt-requested as required by Section S(B)(ii) of Local Law 5 of 2002 to property owners within one thousand (1,000) feet of all boundaries of the proposed lots and that the receipts for such mailing shall be submitted to the Board prior to the date of the public hearing.
11. The Planning Board reviewed the application with the Applicant and after making the requisite determinations under SEQRA, duly closed the public hearing.

NOW, THEREFORE,

BE IT RESOLVED AND DETERMINED:

A. That the proposed boundary line adjustment will result in no significant adverse impacts on the environment and that a negative declaration should be issued. The Planning Board has executed the Short Form SEQR Part II for this application accordingly;

B. That the Town of Taghkanic Planning Board hereby approves the Lot Line Adjustment Application submitted by John Markus that will result in three (3) parcels, as set forth on the survey map entitled "Proposed Lot Line Revision Property of John Markus Town of Taghkanic, Columbia County, NY", prepared by Dustin H. James, N.Y.S. Licensed Surveyor, License Number 051169, dated August 19, 2024, last revised November 11, 2024, together with and pursuant to the notes, conditions and requirements set forth on said survey map.

Motion to approve made by: _____

Seconded by: _____

Roll Call Vote on Resolution: Aye Nay Absent/Abstain

Katherine Bainer, Chair	_____	_____	_____
Celine Kagan	_____	_____	_____
Ivan Saavedra	_____	_____	_____
Joshua Plass	_____	_____	_____
James Alvarez	_____	_____	_____
Raymond Keyser	_____	_____	_____
Peter Paden	_____	_____	_____

Final Vote: _____ _____ _____

SO APPROVED

Katherine Bainer
Planning Board Chairman
Dated: February 4, 2025
Taghkanic, New York