Town of Taghkanic Planning Board

MINUTES OF THE JUNE 2, 2026 REGULAR MEETING

APPROVED

7/7/2026

A regular meeting of the Town of Taghkanic Planning Board was held on Tuesday,

June 2, 2025, at the Town Hall.

Present : Katherine Bainer, Chair; Andrew Howard (PB Attorney), Betsy Albert (interim PB secretary), Celine Kagan, Wayne Kawadler, Chuck Keyser, Peter Paden, Ivan Saavedra, Linda Holik (new PB secretary)

Absent: Joshua Plass, James Alvarez

Live Audience: Dareen Mosher, Nick Salmory, Jan Borchert, Jason Epstein, Nick Stakis, Anthony Morando

Zoom Audience: Steven Werber, Ben Willauer, Nicole Patrick

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

7:05pm: Motion to open Public Hearing on proposed lot line revision for David and Sylvian Golub's property, 33 Notzel Road, stop 15 and 33 Notzel Road, stop 16. Driveway did not meet setback requirements last time before the Board. Application revised to conform. No comments from public. Motion to deem application complete made by Chuck Keyser, seconded by Ivan Saavedra. All in favor. A motion to set Public Hearing to July 7th at 7 p.m. was made by Celine Kagan, seconded by Chuck Keyser. All in favor. Darren Mosher, Surveyor from Crawford & Associates Engineering & Land Surveying, was instructed to send out notices about the Public Hearing and to present a copy of the receipt and green postcards. Also reminded that a sign on the road for when the Public Hearing will be held.

Public Hearing Closed. (no motion made)

Betsy Albert, on behalf of CLC, withdrew application for sign permit on CR 11. The property is exempt from permit requirements because it is defined as an open air museum. Attorney Howard added that the project matches the code Taghkanic has for various organizations and this project meets the code as an open-air museum.

7:20pm: Wag Creek NY Inc. presented updated application for proposed Lodge located at 1524 Route 10, Taghkanic, NY.

A presentation of the proposed Lodge was made with a quick intro by Anthony Morando, attorney for Wag Creek with an overview of the proposed project by Jan Borchert, PE, Crawford & Associates Engineering & Land Surveying, detailing the non-profit use of the 175-acre property for a Rescue Sanctuary/Bond and Stay center.

Katherine Bainer pointed out that the lighting on the property cannot affect the Taconic Parkway traffic. Jan Borchert explained that all lighting would be downward facing and the intact forested area would further shield lighting. Celine Kagan pointed out that the traffic study Wag Creek submitted with their application should be omitted. The traffic study presented with the application was not relevant to this specific entrance on Route 10 to the east of the Parkway. Jan Borchert explained that the driveways already exist and that the proposed daily traffic fluctuation would be within the bounds of reasonable traffic (7 drivers per hour). Anthony Morando indicated that signage would be made to increase awareness of the entryways from the Parkway. Jan indicated that brush would be removed to increase visibility of entryways and to increase sight lines up to 418 feet. Attorney Howard suggested contacting the Columbia County Highway Department to make sure that the proposed traffic would concur with the location and about existing driveway/road use and sight line improvements. Attorney Howard asked about the internal driveway surfaces. Jan Borchert stated that the surfaces would be gravel like the existing surfaces. Improvements would be made to widen and connect the perimeter road for emergency access and improvements made to stabilize the roadways, with no further plans for development of roadways beyond existing roadways. Attorney Howard inquired if there would be toilets in each of the cabins in reference to the septic system and the leach fields. Jan indicated that the septic would need state approval with the DEC. Attorney Howard asked if there are wetlands. Jan Borchert said yes there are wetlands but non-jurisdictional due to the size according to DEC determination. There are no plans to develop in or near the wetlands. Attorney Howard asked if this would be year-round or seasonal. Yes, it would be year-round. Katherine Bainer asked if they would be feeding the guests. Nick Stakis (Wag Creek)

indicated that they want to encourage guests to visit local food purveyors for food. There would be no store or food service beyond warming of food in a warming kitchen. Peter Paden asked if kitchens would be in each cabin. Jan indicated that a sink and refrigerator would be available in each cabin, but no stoves would be available. Ivan Saavedra asked how many dogs would be on the property at any one time. Jan Borchert indicated that there would be a maximum of 35 at any one time. This would not be a boarding facility. They would be working with shelter partners to place select dogs with pre-screened applicants. Attorney Howard explained the parameters of a Special Use Permit going forward in relation to any changes to the use of the property which would require revisiting the PB/ZBA for approval of such changes. The plan lays out a phased approach, which would house up to 18 guest cabins, 23 staff members, and 35 dogs maximum. Attorney Howard inquired about fencing of the property. There will be fenced areas within the property but not a fence around the entire property. Katherine Bainer expressed concerns against resort camping. Peter Paden inquired about where the dogs will come from. Jason Epstein explained the process of working with partner shelters to know history of dogs, training before and on property, pre-screening of applicants. Attorney Howard advised that a Zoning Board Engineer Review must be done. He recommended that Pat Pendergrast be contacted to conduct a Site Plan Analysis to review the plan, identify any issues, and identify any additional information needed. Celine Kagan requested a walk-through of the property to visually sense the site plan. Betsy Albert asked if notices have been sent out to surrounding neighbors yet. That has not been done, not required at this time. Attorney Howard discussed the question of who will serve as the lead agency under seeker. Katherine Bainer asked if the engineer would look at the water situation. Attorney Howard answered that the engineer would work with the applicant's engineer to identify all issues that need to be addressed. Peter Paden raised questions about the conservation of the creek waterways and requested that all plans around the creek would be provided to the Board. Jan Borchert agreed to this request. Betsy Albert inquired about onsite staff that would live on the premises. Nick Stakis answered how onsite staff would be determined and who would be living onsite.

Attorney Howard concluded that going forward the Planning Board will act as lead agency and ensure the forms are filled out accurately; request Patrick Pendergrast (engineer) review the EAF (SEQR Environmental Assessment Form), site plans details and all technical aspects (lighting, roads, septic, water, etc) and note if there are any supplemental materials needed and give the Board comment; the Board will continue to review the plan with updates from the engineer, the applicant and the ZBA. The applicant will pay for the services of the engineer. Peter Paden requested to receive the engineer's report several days before the meeting giving time for review. The escrow amount was

determined at $4,000. and should be sent to Cheryl Rogers. Attorney Howard agreed to contact Patrick Pendergrast. Peter Paden requested copies of forest management plans and any relevant ecological studies for review. Everyone agreed to schedule a site visit to the property after receiving and reviewing the updated plans with engineer comments, likely for the next meeting. Wag Creek indicated they would flag out proposed cabin locations for the upcoming site visit.

8:26pm: Motion made to approve the minutes from April 8th, 2026 was made by Celine Kagan, seconded by Peter Paden. All in favor. Celine Kagan made a motion to close the meeting. Ivan Saavedra seconded the motion. All in favor.