Town of Taghkanic Planning Board

MINUTES OF THE JULY 7, 2026 REGULAR MEETING

Approved

8/4/2026

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

July 7, 2026, at the Town Hall.

Present : Katherine Bainer, Chair; Andrew Howard (PB Attorney), Jim Alvarez, Celine Kagan, Wayne Kawadler, Peter Paden, Josh Plass, Ivan Saavedra, Linda Holik (new PB secretary)

Absent: Betsy Albert, Ray Keyser

Live Audience: Dareen Mosher, Jan Borchert, Phil Gellert

Zoom Audience: None

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

7:05pm: Motion to open the 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 road frontage requirements last time before the Board. Application revised to reflect the concerns regarding road frontage and driveway access. Darren Mosher, Surveyor from Crawford & Associates Engineering & Land Surveying, presented the lot line adjustment involving the transfer of 8.69 acres to the Reese Hernandez property, resulting in a total parcel size of 60.56 acres. No comments received from public. Josh Plass made a motion to approve the proposed changes, seconded by Peter Paden. All in favor.

Attorney Andrew Howard reviewed with the Board the information on the Environmental Assessment, and it was determined that the proposed action would not have a significant adverse impact on the environment. A motion to Issue a negative declaration was made by Peter Paden and seconded by Celine Kagan. All in favor.

The mailing was submitted. After reviewing the application, the Board motioned to approve the lot line adjustments in the R.7 zoning district, in accordance with the final configuration and survey map dated April 9, 2025. The motion was made by Ivan Saavedra, seconded by Josh Plass. All in favor.

Public Hearing Closed.

7:15pm: Jan Borchert, PE, Crawford & Associates Engineering & Land Surveying, presented on behalf of Wag Creek NY Inc. correspondence received from Patrick Prendergrast, PE, the Town's engineer, with preliminary comments on the proposed Lodge located at 1524 Route 10, Taghkanic, NY. Patrick Prendergrast, PE, noted that this application should be subject to a coordinated SEQR review with the DEC, the Army Corps of Engineers, the Department of Health, the ZBA and any other involved agencies for water systems and stormwater management. He also noted the need for ongoing discussions with the State DOT and County DOT regarding driveway access.

There followed questions and a discussion about various aspects of the proposed project. The expected flow of the wastewater treatment and collection system does exceed a thousand gallons a day and will need approval from the DEC. The applicant will also need to prepare a stormwater pollution prevention plan and need to submit the project to the NY State Office of Parks and Recreation and Historic Preservation and the County Planning Board. Wag Creek received a letter from DEC of non-jurisdiction for the wetlands on site, but they are subject to the jurisdiction of the Army Corp of Engineers. There are no plans to disturb the wetlands.

Jan Borchert noted that they are waiting for responses from various other agencies, particularly regarding correspondence with the DOT regarding changing the residential driveway to commercial driveway access. The driveway the DOT were most concerned about is the one closest to the Parkway which will not be used for the operation of the facility and there are no plans for improvements. Staff and guest entrances will be different with staff entering the middle, walled entrance which will be the operational entrance and guest access will be from the eastern-most driveway with signage.

Attorney Howard noted that the process of identifying the lead agency is an important step and suggested that the Planning Board should declare its intention to serve in that role. Attorney Howerd urged that the Board should start the process to circulate the lead agency notice for the Wag Creek project to the relevant agencies for the 30-day review period and before going to the ZBA. The applicant would like to attend the ZBA meeting at the end of

the month. A motion to declare lead agency status was made by Ivan Saavedra and seconded by Peter Paden. All in favor.

Katherine Bainer raised a question about how the animal waste would be handled and recommended an offsite third party be considered for removal. Jan Borchert indicated operational specifics were unknown.

Josh Plass inquired about the staff accommodations. Jan Borchert stated they are bedrooms with individual or shared kitchens. Onsite staff are required to attend to the dogs that will be there. The existing barn has an apartment upstairs with septic; the barn space below will be used for operational use.

Katherine Bainer referenced from the last meeting that the guest lodge does not have cooktops. Peter Paden inquired about the issue of cooktops in the staff residential spaces. Josh Plass indicated that Wally Farms were not permitted stoves in staff accommodations. Katherine Bainer said Dennis Callahan should be consulted. Peter Paden mentioned the difference may be because this application has been classified by the building department as proposing a lodge.

Attorney Howard asked about the proposed septic system. Jan Borchert indicated that 2 place holders are in place for the proposed septic, and no deforestation would be required to accommodate the proposed sites. Because the septic would be more than 1000 gallons they would need to go through the permitting process with the state.

Peter Paden requested a larger, more legible map (site plan) be provided to each board member for review. Jan Borchert will provide an updated map to all of the Board Members. Ivan Saavedra asked about visibility of the buildings. He asked if the proposed buildings would be visible from the Taconic State Parkway? Jan Borchert indicated that a study had not been done on that yet but could provide a map including elevations. Jan Borchert indicated that the tree line would obscure visibility of the buildings. He agreed to provide a profile or cross-section to help visualize the view line to include the buildings close to the open space. Katherine Bainer requested the Board be provided a copy of the applicant's Forestry Plan.

Celine Kagan raised the question about the proposed fencing. Jan Borchert indicated that fencing is planned only for dog runs and dog walking areas. He agreed to provide details in the revised plan on the fencing they are proposing.

Celine Kagan asked about the previous owner of the property. Jan Borchert indicated the previous owner is free and clear of the property.

Katherine Bainer asked if they were a nonprofit organization. Jan indicated that Wag Creek, the proposed operator of the facility, is a nonprofit, not the owner of the property. 1524 County Route 10 LLC is the owner. Katherine Bainer requested a copy of the nonprofit document. Celine Kagan inquired about the relationship between the property owner, 1524 County Route 10 LLC (Jason Epstein), and the operator of the facility, Wag Creek. Jan Borchert explained that the property owner will lease to Wag Creek. Attorney Howard explained that the owner would own the buildings and that the approval would go to the owner. Wag Creek would be obligated to comply with the conditions of the owner. Celine Kagan noted that the application lists both entities but not the relationship and that Jason Epstein signs for both entities. Jan Borchert agreed to provide documentation regarding the relationship between the property owner and the nonprofit operator Wag Creek. Wag Creek is the applicant.

There are no liens. 1524 County Route 10, LLC (Jason Epstein) is the owner. Wag Creek is the applicant.

Wag Creek would like to start the process with the ZBA at their meeting at the end of the month and if that happens they would be on the schedule for the next Planning Board meeting in August.

7:49pm: Philip Gellert – appeared with an application for a minor subdivision on State Route 82 seeking to subdivide 7 acres out of a 25-acre parcel. There are 31 abutting property owners. This subdivision was started 20 years ago and Phil Gellert got the highway permit at that time and permission to put the driveway entrance in 2008. The entrance will be on Old Oak Road. The perc test has been done. The property is currently vacant. Phil Gellert has had this land for 40 years.

Peter Paden noted that a large part of the 25-acre parcel appears to be wetlands. Phil Gellert confirmed much of the remaining 17 acres are wetlands, but that they are not DEC listed as wetlands. The proposed subdivided lot is Board Health approved for a building site. No further subdivision is planned.

Ivan Saavedra asked about the requirements for the setback from the property line on all sides. Attorney Howard noted it is 50 feet each side, and 75 feet front and back.

Phil Gellert indicated where the proposed driveway will go. He indicated that the land is currently primarily used for hunting.

Katherine Bainer requested a motion to declare the application complete. Ivan Saavedra made a motion to declare the application complete. Celine Kagan seconded the motion. All in favor.

Katherine Bainer set the Public Hearing for August 4th 2026 at 7:15 PM. The notices need to go out 10 days in advance. The signage needs to be on the property showing when the Public Hearing is set. The motion was made to set the Public Hearing for August 4th 2026 at 7:15 PM by Jim Alverez. Wayne Kawadler seconded the motion. All in favor.

7:59pm: Celine Kagan addressed her proposed changes to the draft minutes of the June meeting. She wanted to be clear that she did not suggest that Wag Creek do a new traffic study but that they should remove the traffic study currently submitted with the application because it presents misleading information. The study reflects sections of Route 10 and 82 which have no bearing on the entrance on the east side of Route 10. A motion was made by Peter Paden to approve the minutes from June 2nd 2026, as amended. The motion was seconded by Celine Kagan. All in favor.

Katherine Bainer informed the Board that she had attended the training on Zoom for the new SEQR Form for Part 1 and Part 2 that will be replacing the current ones.

8:00pm: Celine Kagan made a motion to close the meeting. Jim Alvarez seconded the motion. All in favor.