Approved
10/6/2026

Town of Taghkanic Planning Board

MINUTES OF THE SEPTEMBER 1, 2026 REGULAR MEETING

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

September 1, 2026, at the Town Hall.

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

Absent: Andrew Howard, Esq., Chuck Keyser

Live Audience: Jeff Mann from Crawford & Associates, Rene Chambers

Zoom Audience: Perry Ascher

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

7:03pm: Jeff Mann presented the Volker/Chambers application for a lot line adjustment at 286 Manor Rock Road to add 3 acres to their 5.1-acre parcel. The survey map was reviewed. Peter Paden inquired about the foundation on the property. Rene explained that it is for a shed being constructed. The location of the foundation currently meets the setback requirements, and the additional 3 acres will help to be “good neighbors” by adding more space. Josh Plass made the motion to deem the application complete and Ivan Saavedra seconded the motion. All in favor.

Katherine Bainer set the Public Hearing for October 6, 2026 at 7:15pm. Crawford & Associates will send out the letters, place a sign about the Public Hearing on the property and return the certified mail receipts at the next meeting.

7:15pm: The Board discussed why Wag Creek and Verizon were on the proposed agenda but were not present. A letter from Anthony Morando, Esq. was received on behalf of Wag Creek to let the board know that Wag Creek would not attend the meeting as they are still in the process of acquiring requested information. An update on the status of the Verizon Wireless Cell Tower proposal was discussed noting that Verizon had gone before the ZBA for a variance due to setback issues and the possibility of a co-location at a county location. Perry Ascher added that a balloon test was requested to show the visual impact of the proposed 150-foot tower. The need for public notice was noted and requested that

Katherine Bainer send an email to all Board members alerting them to the balloon test date when established.

7:20pm: A motion was made by Peter Paden to approve the minutes from August 4, 2026, as amended. The motion was seconded by Wayne Kawadler. All in favor.

7:30pm: Josh Plass made a motion to close the meeting. Celine Kagan seconded the motion. All in favor.