Town of Taghkanic Planning Board

MINUTES OF THE OCTOBER 6, 2026 REGULAR MEETING

A regular meeting of the Town of Taghkanic Planning Board was held on Tuesday, October 6, 2025, at the Town Hall.

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

Absent: Chuck Keyser (Excused)

Live Audience: Todd Del Gadio, Nancy Mattongy, Nicole Corre, Joanne Klein, Daniel Russell, Jeff Mann, Perry Ascher, Brett Volker

Zoom Audience: Evan DesRosiers, Lucy Frank, Meridith Glabman

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

7:03pm: Katherine Bainer (Chair) brought information to the Board Members from the Town Board meeting regarding procedures and the required 4 hours of training. Cheryl Rogers (Town Clerk) will keep track of the completed training hours.

7:05pm: A motion was made by Jim Alvarez and seconded by Ivan Saavedra to open the Public Hearing on the proposed lot line revision for Brett Volker and Renee Chambers' property (tax map numbers 154.00-01-24 and 154.00-01-24.1) to expand the width of their property on the west side at 240 Manor Rock Road by 3 acres. This will increase the size of 154.00-01-24 to 8.15 acres, and the remaining land of Volker will be approximately 32 acres.

Joanne Klein asked about future traffic issues around an increase of truck traffic and the use of the agricultural shed. Brett Volker reminded everyone that the shed has already been approved and explained that there would be no increase in traffic, no runoff, or increased water use. The use of the shed would be for storing farm equipment (2 tractors) and some wine products for their new tasting room in Hudson.

Evan DesRosiers asked about potential water use and manufacturing activities at the storage shed and once again Brett Volker clarified that no significant processing, water use, or manufacturing would occur beyond minimal bottling activities.

The Board reminded the audience that the purpose of the meeting was to discuss the combining of the two existing properties rather than the shed's use.

Motion to close the public hearing made by Jim Alvarez, seconded by Ivan Saavedra. All in favor.

Attorney Howard reviewed the SEQRA Environmental Assessment Form with the Board to confirm no significant impacts on land use, traffic patterns, natural resources, or other environmental aspects. Peter Paden made a motion to Declare a Negative Declaration, Celine Kagan seconded the motion. All in favor.

Public Hearing closed.

Approved

7:30pm: The Board reviewed the application submitted for a proposed subdivision for Cobble Hill Center Corp. who owns the property at 611 Martindale Road, Craryville, NY 12521 (tax map number 154.-1-4.1), which involves splitting 42.052 acres from the larger 140.492-acre property. The Cobble Hill Center Corp. was a hospital in New York City that was owned by Dr. Easton, who has passed away and his family now owns the property. It is their wish to subdivide the property. The larger parcel has frontage on Martindale Road and approximately 100-feet of frontage on Woodland Road. The proposed 42.052-acre parcel has frontage on Martindale Road. There is a house, well, septic and barns on the proposed 42.052-acre parcel. The larger parcel is vacant. Both parcels have driveways.

Dan Russell brought maps for each of the Board Members to review.

Celine Kagan inquired about access for the 75-foot strip of land running up to Woodland Road. Mr. Russell explained that there is a note on the survey map which conveys the surrounding neighbors have rights for the purpose of utilities, ingress and egress and would be in their deeds.

Ivan Saavedra inquired if the larger parcel would remain vacant. Mr. Russell said he can't really answer what they're expecting to do with that parcel. Mr. Saavedra noticed there is still a horse shed on that portion of the property and perhaps it is still being used. Mr. Russell mentioned he is not sure if the family plans to sell the small parcel or the large parcel but that they are trying to do something with the property.

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Peter Paden inquired if access would be needed from Woodland Road. Mr. Russell said they do not need it for access to the property. Mr. Paden inquired if there is a house on the neighboring property on Martindale Road and if there is a house on the proposed 42.052-acre parcel. Mr. Russell confirmed there are. Mr. Paden inquired about the wetlands on the property. Mr. Russell indicated there are no plans to do any construction or anything with it and that there is an existing driveway there.

Katherine Bainer asked if there were any further questions. Celine Kagan made the motion to declare the application complete, and Ivan Saavedra seconded the motion. All in favor.

Katherine Bainer asked for a motion to set the Public Hearing for the November 10th meeting at 7 pm. Josh Plass made the motion for the Public Hearing and Ivan Saavedra seconded the motion. All in favor.

7:45pm: The Board reviewed the application submitted for a proposed minor subdivision for Todd Del Gadio, owner of My Friend Jack, LLC. The proposal is for a 56-acre parcel located at 443 Taghkanic Road (tax map number 171.00-1-15 zoned Residential R-3) into a primary 16-acre lot for a home and the remaining 40-acres to be subdivided into 4 building lots, a private road and a cul-de-sac. Mr. Del Gadio added that a sign was put up where the proposed private road would be.

He presented that the first stage would be to separate out the 16 acres to build the primary home on and then propose the subdivision. There would be approximately 1,000-feet of road frontage on Taghkanic Road.

Peter Paden inquired of Mr. Del Gadio how many additional building lots is he proposing? Mr. Del Gadio replied 4. Mr. Paden said with the 16-acre primary lot, it would be a 5-parcel subdivision which would make it a *major subdivision*. Katherine Bainer asked for clarification on if he is requesting to first approve the acreage for the primary house (16 acres) and then come back to approve the other ones, as a part 1 and part 2. Mr. Del Gadio confirmed that is what he is seeking to do. Mr. Paden indicated that would be segmentation which is not permitted under the regulations. The Board cannot avoid the rules on a major subdivision by doing it in two phases. It must be properly classified and reviewed. The Board would need to look at the whole project as it is envisioned.

Ivan Saavedra asked, just for the purpose of subdividing the 16-acres from the overall 56-acre parcel, he would like to see a more detailed survey to be able to see the grades and any wetlands, or other amenities. Mr. Del Gadio stated that the original survey for the property does not have any New York State DEC wetlands.

Celine Kagan asked Attorney Howard how much time does a person need between meetings to address the two subdivisions within the rules? Attorney Howard said he would

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need to do further research to confirm if local rules specify the look-back time-period. State law does specify a period of time and if local law does not specify the look-back time period, it defaults to state law. Within that look-back period of time, if further subdivisions (4 or more in this case) the prior subdivisions would be included as part of a major subdivision. Ms. Kagan asked Mr. Del Gadio if the ultimate plan is to have the 56-acre parcel subdivided as proposed, why go through the process twice? Mr. Del Gadio answered that he would need to sell the primary lot with the house first to finance the separation of the building lots. Mr. Del Gadio indicated they are still looking at how they are going to subdivide the remaining 40 acres.

Katherine Bainer reviewed the application that was submitted and it indicates a 4-lot subdivision. Peter Paden countered that the applicant is presenting a 1-lot subdivision (16-acres) with the intention of doing a subsequent 4-lot subdivision on the remaining 40-acre parcel.

Mr. Del Gadio stated that if it is a matter of altering the plan from a 4-lot to a 3-lot subdivision of the 40-acre parcel then that would be what they would do.

Attorney Howard added that the private roadway would need to meet the town's roadway specifications and a common roadway agreement. Mr. Del Gadio indicated that he has already spoken to the Superintendent of the Highway Department and has the approval letter and application. That the driveway entrance has been determined. Attorney Howard let Mr. Del Gadio know that the Board would need to review those documents and the common roadway agreement so that when the people buy the lots they understand that they are paying a pro-rata share and what all is involved in the roadway and its maintenance.

Mr. Paden asked Attorney Howard if the Board should be looking at a 4-lot subdivision. Attorney Howard indicated it is up to the applicant to tell the Board what they are going to do and with a private road that there is a written common roadway agreement.

Katherine Bainer told Todd Del Gadio that he is being sent back to revise the proposal to reflect the 3-lots instead of 4-lots. He would need to provide an upgraded survey map to show the exact lot lines for all subdivisions.

Mr. Paden concluded that if Mr. Del Gadio comes back to further subdivide the 40 acres into 3-lots it would proceed as a minor subdivision, if he wants to subdivide into 4-lots it would need to be a major subdivision with the appropriate SEQRA review.

Katherine Bainer asked if based on a 2-lot subdivision is the application complete?

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Peter Paden asked if the residence is currently occupied. Mr. Del Gadio said it was a short-term rental, but they no longer rent it. Mr. Paden asked if sometime before the next meeting would it be okay to go there and look around. Mr. Del Gadio said he would welcome it.

Katherine Bainer asked for a motion to deem the application complete for a 2-lot subdivision. Celine Kagan made a motion to accept the application as complete; Josh Plass seconded the motion. All in favor.

Katherine Bainer asked for a motion to set the Public Hearing for November 10, 2026, at 7 pm. Jim Alvarez made the motion to set the Public Hearing, Ivan Saavedra seconded the motion. All in favor.

Katherine instructed Mr. Del Gadio that the neighbors would need to be notified. He would need to return to the Board the proof of mailing. He needs to post a sign on the entrance of the property one week prior to the Public Hearing notifying the public of the Public Hearing.

8:15pm: Josh Plass made a motion to close the meeting; Ivan Saavedra seconded the motion. All in favor.

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