

Approved
10-11-2021

September 23, 2021
Town of Taghkanic
Town Board Meeting

Note all documents in these minutes may be clicked on and enlarged for easier reading

6:30 pm: The Taghkanic Town Board and Zoning Commission held a Special meeting on the above date with a combination of *Supervisor Ryan Skoda* and all other Board Members, and Zoning Commission at Town Hall. Town Clerk and 2 Commission members attended via Zoom

Town Board

Present:	Ryan Skoda	Supervisor	Entered 7:20 pm
	Elizabeth Craig	Board Member	
	Kara Gilmore	Board Member	
	Linda Swartz	Board Member	
	Joyce Thompson	Board Member	
	Cheryl Rogers	Clerk	Via Zoom

Zoning Commission

Present: Elizabeth O'Donnell
Excused: ZC Members John Roberts
Via Zoom Don Critchell Kathy Bainer

Public Audience: Barbara Hermance Phil Schnackenberg Sam
Via Zoom:

Supervisor Ryan Skoda turned the meeting over to **Board Member Joyce Thompson Co-Chair of the Zoning Commission:**

Zoning Commission Chair Joyce Thompson asked for the Board's concerns, changes, and recommendations starting at Section 60-R. (Excavation) was to be checked against Section 100-O. (Violations) homework and preceded to Section 80 – Special Use Permits: **Zoning Commission Co-Chair and Secretary, Linda Swartz**, made all duly noted changes, concerns and recommendations in her attached minutes.

Present in Person: Town of Taghkanic Supervisor Ryan Skoda, Town Board Members Kara Gilmore and Elizabeth Craig, Town Board Members and Zoning Co-Chairs Joyce Thompson and Linda Swartz; ZC Member Elizabeth O'Donnell

Present via Zoom: Town Clerk Cheryl Rogers; ZC Members Donn Critchell and Kathy Bainer

Public Audience: Barbara Hermance, Phil Schnackenberg, and Sam (unknown)

Supervisor Ryan Skoda sent a message to the Board that he would be a little late and told the Board to begin the review without him. Ryan arrived at 7:20 and was brought up to speed on discussions upon his arrival.

Section 60-R. (Excavation) was to be checked against Section 100-O. (Violations) to be sure there was no conflicting language. The language in 100-O. is general in regard to violations; but because excavation can

have severe negative impacts in a short period of time, Section 60 needs tighter time frames for permitting and enforcement. We may want to have the Town Attorney look at this.

- **Section 60-R.4.a.** was rewritten as follows: *“If the Code Enforcement Officer finds a violation of the Special Use Permit, he or she shall send written notification of the violation to the permittee in accordance with Section 100-O. of this Zoning Code, and may issue a Stop Work Order temporarily suspending the permit.”*
- **Section 60-R.4.b.**, first sentence, was rewritten as follows: *“An Excavation Special Use Permit may be revoked by the Code Enforcement Officer after legal review if it is determined that there has been a substantial failure to comply with any of the terms, conditions, limitations and requirements imposed by the Special Use Permit.”*

The remainder of this paragraph, which includes a period of 20 calendar days for the permittee to bring the project into compliance, was not changed at this meeting, but might be reconsidered. The 20 day period is not realistic when the CEO is only in the office two days a week. The way the CEO’s office is run must conform to the code. Elizabeth O’Donnell asked if the CEO would stop the work immediately if there was a threat to human life or safety or if property damage was imminent. Kara said that at that point, law enforcement would get involved.

Joyce will ask Ted what the Town can do with Stop Work Orders. (Dennis might also need to be consulted.)

Section 80 – Special Use Permits:

80-C.6. is deleted. It is noted that Taghkanic does not have “neighborhoods”.

Elizabeth O’Donnell cautioned the Board about deleting regulations that are meant to provide the Planning Board with some general standards for Special Use Permits. In certain circumstances, the Planning Board should be able to make sensible suggestions that are supported by language in the Zoning Code.

80-C.8. is rewritten as follows: *“Buildings, structures, lighting and outdoor signs shall not be more objectionable to nearby properties by reason of noise, fumes, vibration or light than would the operations of any permitted principal use. In addition, they shall not adversely affect the general welfare of the inhabitants of the Town of Taghkanic, such determination to be made by the Town Planning Board.”*

80-C.9. This regulation will begin with the words *“New uses on. . .”* Barbara H. suggested we take a closer look at this regulation. She said it creates a two-tier system; a 7-acre parcel in an R2 district would be able to meet the setbacks, but a 2-acre parcel would not.

80-D.1.b. is rewritten as follows: *“Boarding services at an Animal Hospital shall be conducted indoors except for outdoor exercise and sanitation purposes, and shall be restricted to the temporary boarding of animals to the extent necessary for veterinary diagnosis, examination, treatment or recovery from illness or injury.”*

80-D.2.c. is deleted.

80-D.2.d. is rewritten as follows: *“If the farm ceases production and has not been operated as a farm for a period of three (3) years, housing accommodations for farm employees may be adaptively reused as affordable housing in accordance with Section 60-Q.3.b. of this Zoning Law, after obtaining a Special Use Permit from the Town Planning Board.”*

80-D.3.b. is rewritten as follows: *“The number of horses that may be boarded and trained at such property shall not exceed one (1) horse per acre.”*

80-D.3.c. Second sentence is rewritten as follows: *“The storage of manure shall be located on land not less than one hundred fifty feet (150’) from the neighboring property line.”*

Ryan noted that the code will need to **define “Manure Storage”**.

Board should keep in mind the requirements stated in Section 80-D.3.f. when, during review, we see other sections in the code that pertain to public address systems.

A motion to close the TB/ZC Zoning Code Review session and to enter into Executive Session for the purpose of discussing matters of personnel and litigation was made by Joyce Thompson and seconded by Kara Gilmore.

Next Meeting: Thursday, October 6, 2021 beginning at 6:30 p.m. Review will begin with Section 80-D.4., Page 9.

Additional Meetings: October 14, October 20, and October 27. All meetings start at 6:30.

The Town Board agreed to the following message to be sent to all residents. ***Board Member Linda Swartz*** will get the design to Clerk Rogers to have printed. Clerk Rogers suggested adding the upcoming dates for the Town Board Zoning Commission review to also be printed on the mailer.

**MESSAGE FROM TAGHKANIC TOWN BOARD
NEW ZONING CODE COMING TO TAGHKANIC IN 2022!**

After 11 years of hard work by the dedicated nonpartisan Taghkanic Zoning Commission, the new Zoning Code will be ready for Public Hearing in a few months. This code incorporates earlier amendments to the existing code, eliminates conflicting language, and expands on the existing code to address new uses such as accessory dwelling units and solar energy.

The draft code is currently under review by the Town Board, and changes made during these reviews have made the earlier draft even better!

These Zoning Review meetings are open to the public. Come to a meeting and see for yourself what it’s all about and ask any questions you might have. Attend in person or by Zoom. To attend by Zoom, request a link from joyce.thompson721@gmail.com. Meeting dates are on the website at Taghkanic.org.

A digital copy of the draft presented by the Zoning Commission to the Town Board may be obtained by emailing Town Clerk Cheryl Rogers at crogers42857@gmail.com. This draft does not include changes already made during the Town Board review sessions. You can follow the progress by reading the Approved Minutes that detail proposed changes. The Minutes are available on the town’s website (Taghkanic.org) or by emailing a request to Town Clerk Cheryl Rogers.

The Town Board set the following for Joint Special Meeting with the Zoning Commission:

**October 6, 2021 at 6:30 pm
October 14, 2021 at 6:30 pm
October 20, 2021 at 6:30 pm
October 27, 2021 at 6:30 pm**

8:30 pm Executive Session: *Supervisor Ryan Skoda* asked for a motion to enter Executive Session: Board member Joyce Thompson motioned to enter Executive Session to discuss Litigation and Personal, seconded by Board Member Kara Gilmore.

Approved **5 Aye** **(Ryan Joyce, Elizabeth, Kara, Linda)**
0 Nays
0 Absent

8:50 pm Executive Session Closed: *Board Member Joyce Thompson* motioned to close the Executive Session, seconded by *Board Member Kara Gilmore*.

Approved *5 Aye* (*Ryan Joyce, Elizabeth, Kara, Linda*)
 0 Nays
 0 Absent

Supervisor Ryan Skoda informed the Board that Columbia County Civil Service approve the Appointed Highway Superintendent job description and deem it exempt. The County has not heard back from the State but feels we can move forward to notice an RFP. Attorney Howard is preparing that for Clerk Rogers to post. *Board Member Elizabeth Craig* motioned to post an RFP for the Appointed Highway Superintendent position, seconded by *Board Member Linda Swartz*.

Approved *5 Aye* (*Ryan Joyce, Elizabeth, Kara, Linda*)
 0 Nays
 0 Absent

With no further business, on a motion by *Board Member Elizabeth Craig*, seconded by *Board Member Kara Gilmore* the meeting was adjourned at **8:58 pm**, carried unanimously by all members present. The next Regular meeting will be **October 11, 2021** at the Taghkanic Town Hall.