

APPROVED
10/13/2025

**September 25, 2025
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 held its Zoning Review meeting on the above date with a combination of Supervisor Ryan Skoda, Board Members, and Town Clerk,

Present:	Ryan Skoda	Supervisor
	Elisabeth Albert	Board Member
	Perry Ascher	Board Member
	Doug Craig	Board Member
	Linda Mirabelli	Board Member
	Cheryl Rogers	Clerk

Absent:

Board Member Linda Mirabelli: define residential and commercial.

Supervisor Ryan Skoda: Clerk Rogers provide us with a list of definitions for foundry, manure storage, small-scale sawmill (not portable), shooting preserve, ski resort, specialized vehicles, tenant. undeveloped land, residential greenhouse, commercial greenhouse, farm greenhouse, and bar/tavern.

Supervisor Ryan Skoda: Section 50

Memo from Rob 50-D.4 Note: Establishes a ridgeline / hilltop building restriction.

50-D.4 All agreed to remove

~~All structures shall be sited so that roofs are located below the ridgeline or hilltop. For all uses requiring Site Plan Review and Approval or a Special Use Permit, the Planning Board shall review the application for compliance with this requirement. For all construction that requires a Building Permit, the Code Enforcement Officer shall not approve any plans until the applicant has demonstrated compliance with this requirement~~

Memo from Rob 50-F.1 requires any accessory structure larger than 1 an ½ the size of the principle structure to get a special use permit. That will be triggered for a lot of barns. It would also catch possible commercial projects. You may want to exempt agricultural or projects otherwise under planning board review, so a site plan project doesn't get converted to a special use permit project.

50-F.1 Board Agreed to the following changes

1. Accessory use structures excluding agricultural shall not be greater in size than one and one-half times the gross floor area of the principal dwelling and shall not exceed the height of the principal dwelling. ~~without first obtaining a Special Use Permit from the Planning Board in accordance with Section 80 of this Zoning Law.~~

Memo from Rob 50-H .5 establishes a grade limit of 14 degrees for a flag lot driveway. Is that going to apply to flag lots or all driveways in the town?

50-H .5 Board Agreed

5. A driveway shall not exceed fourteen degrees (14°) of grade to serve the flag lot(s).

Memo from Rob 60-C.1 seems to exempt off street parking for single family residential uses. I would assume you would want adequate off-street parking.

60-C.1 Board Agreed to the following changes

Parking Space Requirements. Off-road parking spaces, open or enclosed, are permitted accessory to any use, subject to the provisions of this Section. Permanent off-road parking spaces shall be provided in all districts for all uses in accordance with the criteria set forth below, ~~except for single family dwellings, unless such single family dwellings require Subdivision, Site Plan or Special Use Permit approval:~~

Memo from Rob 60-C.2 allows that the planning board, upon competent evidence may reduce or modify parking requirements, without the need for an applicant to seek a variance from the ZBA from the bulk parking requirements. This is highly efficient.

60-C.2 Board Agreed with Rob no change

Schedule of Off-Road Parking Regulations. Accessory off-road parking spaces shall be provided as specified by the Schedule below. The Planning Board is authorized to approve parking reserve areas, which may not be constructed until and unless demand is evident in accordance with Section 60-C.4. The Planning Board is further authorized to approve a reduction, or increase, in spaces where a written report defining and documenting the feasibility of such reduction or increase is submitted by a qualified parking or traffic consultant and approved by the Planning Board. The Planning Board may require a commercial loading space, where warranted, based upon standards in common use.

Memo from Rob 60-D.6 (a) states 1 primary sign for a non-residential use in the MU district is allowed per establishment. (b) states not more than 2 primary signs are permitted per establishment on the lot. So the MU district only allows 1 but other district would allow 2? This was confusing.

60-D.6 (a) Board Agreed to the following changes

Permanent Signs Within the Mixed-Use (MU) District. Within the Mixed-Use (MU) District, the following signs are permitted:

- a. For non-residential uses in the Mixed-Use District, not more than one (1) wall ~~primary~~ sign shall be permitted per establishment. Such sign shall be located on the establishment's principal façade and shall not exceed ~~thirty-two (32)~~ square feet in surface area. One ~~permanent~~ accessory wall sign, not to exceed three (3) square feet in surface area shall be permitted per establishment.
- b. Not more than two (2) free standing ~~primary~~ signs shall be permitted per establishment on the lot.

Memo from Rob 60-D.8.f refers to content of signs, and content cannot be regulated. All sign regulations are to be content neutral. However, the language is exempting these signs from regulation. It is just noted that other types of content-based signs are also going to be exempt, not just what is listed. However, please note that those exempt signs regardless of content would NOT be exempt from size or time regulations, if those regulations are not content based. I mention this because if someone puts up a very large political billboard on their property that some find offensive and complain, true, it is protected speech, but the town could apply a reasonable size or time limitation, then you are not regulating content. If you wholly exempt out "political" signs with this language, you can't enforce against that sign.

60-D.8 f Board Agreed to the following changes

~~Political, educational, charitable, philanthropic, civic, religious signs or banners.~~

Memo from Rob 60-F Conservation Subdivision

I note that there was discussion about removing this section from the zoning law and placing it in the subdivision regulations. That could be done, but then it is not law but regulation. Placing it within the zoning law does make it mandatory. Your subdivision regulations may give the planning board the ability to waive or vary the subdivision requirements, some do. Zoning law is only varied by the grant of a variance from the ZBA.

60-F Board Agreed it remain in the zoning code

Intent and Purposes. The Town of Taghkanic finds that Conservation Subdivision is an important way to maintain rural character and environmental quality through preservation of large tracts of undeveloped lands while also providing cost savings to the Town and land-owners. Conservation Subdivision is a more flexible approach to land development than conventional subdivision. It is intended as an alternative to the rigid and sprawling pattern of suburban development that occurs when lots and dwelling units are laid out in a dispersed low-density pattern over the landscape with little regard for natural, cultural and scenic resources.

Memo from Rob This section was reviewed and is typical for conservation subdivision zoning, regulations and procedures.

Note: Appendix at page A-6 refers to a “conservation advisory committee” consulting with the planning board on a conservation subdivision in Step 1. There are no other references to this committee, its composition or authority.

Board Agreed we need a definition Conservation Advisory Committee

Memo from Rob Note: There doesn't seem to be an option for a homeowner's association (HOA) to be incorporated to own the common areas subject to the open space and maintenance restrictions. Is this intentional? The restrictions could still be enforceable by the Town or a third party, and it gives another option for a conservation subdivision to occur. It is likely a project would have an HOA anyway to take care of common items such a stormwater management, streets, plowing etc.,

Board Agreed we need a definition HOA

Next Review Meeting October 28, 2025 at 6:30 pm 60-K

Executive Session:

With no further business, on a motion by *Board Member Linda Mirabelli*, seconded by *Board Member Elisabeth Albert* the meeting was adjourned at **9:25** pm, carried unanimously by all members present. The next Regular meeting will be **October 13, 2025** at the Taghkanic Town Hall.

Audience at Town Hall: Barbara Hermance

Audience via Zoom: