

DRAFT
11/07/2025

October 28, 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:

Supervisor Ryan Skoda: Clerk Rogers provided definitions for Residential Zoning, Commercial Zoning, Homeowners Association (HOA) and Conservation Advisory Committee.

Board Member Linda Mirabelli: We were going to start tonight with 60-K.

 Clerk Rogers: I have a note that we are going to use Rob's language. Are we doing that?

Board Member Linda Mirabelli: Let's go back to 60-I first.

Memo from Rob 60-I Required Screening for Non-Residential Uses

I read this language as requiring a non-enclosed commercial use, in all situations (abuts, adjacent to, in a R or MU district) to be *screened from public view*. That would mean not visible from the public view. That is an extremely high standard. When you allow a commercial use in a zone, usually it is not required that it become invisible. The requirement is usually that the use be adequately screened from adjacent uses in the discretion of the planning board to mitigate visual impacts and alleviate the impact of the commercial use on any surrounding uses.

60-I Board Agreed to the following changes

~~In all Zoning Districts, Any enclosed or unenclosed commercial use permitted by this Zoning Law shall be adequately screened from adjacent uses at the discretion of the Planning Board in order to mitigate visual impacts and alleviate the impact of the commercial use on any surrounding uses. landscaped in a manner sufficient to screen aspects of such use from adjoining properties in both Mixed Use and Residential Zoning Districts and public rights-of-way. Shall not be located within the required front yard and shall be screened from public view, as approved by the Planning Board. This Section shall not apply to agricultural uses.~~

1. **Plans Required.** Adequate plans for the installation of landscaping, shall be reviewed by the Planning Board in accordance with the provisions of Sections 80 and 90 of this Zoning Law. The retention and enhancement of existing vegetation, the introduction of substantial new vegetation, and the introduction of earthen berms, only if appropriate, shall be considered the preferred means to satisfy these screening requirements.
2. **Maintenance.** Any landscaping, installed in accordance with this Zoning Law shall, as a condition of the Certificate of Compliance, be maintained in good order to achieve the objectives stated herein. ~~Landseaping survivability shall be guaranteed for a period of three years following installation.~~

Memo from Rob 60-K Farming on Non-Farm Parcels

Suggestion: Do you want to add restrictions as to placement? **Not in Front Yards or Side Yards. Or Side Yards abutting residential properties.** I am thinking of chickens in residential neighborhoods being “farms” allowable on ½ acre by this section for 12 birds. You technically only have a location limitation on manure.

60-K Board Agreed to the following changes

Title is changed to “Keeping Farm Animals Accessory to a Residence”

1. Keeping of farm animals accessory to a residence shall require fencing to prevent animals from straying off the parcel. ~~The minimum acreage required for the keeping of farm animals accessory to a residence is as follows:~~ NOTE: Items a., b., and c. are also deleted.
2. Farm animals shall be provided with adequate ~~fencing~~ fenced areas in conformance with New York State and Columbia County regulations for the keeping of farm animals accessory to a residence, and shall include provisions for manure and other waste management in accordance with sound farming practices.
3. Buildings or structures for fowl or livestock shall meet minimum yard requirements for the Zoning District, found in Section 50. The storage of manure or other dust or odor-producing substances shall be located not less than ~~one hundred feet (100’)~~ two hundred feet (200’) from any lot line, water body or well providing a source of potable water. ~~Nor within one hundred fifty feet (150’) of the nearest neighboring residence.~~
4. A greenhouse for a non-commercial use **is permissible** as an accessory structure.

Memo from Rob 60-M Lighting Regulations

The regulation requires residential lights to be fully shielded which will prevent most types of typical outside house lighting. You may need a technical consult on this section, but if you used the term “dark sky complaint” which is a known industry standard, I think it achieves your intent, but does not prohibit many forms of lighting.

60-M Board Agreed to the following changes

2. Maximum Lamp Wattage and Required Luminaire or Lamp Shielding. All lighting shall be designed and installed to be **dark sky compliant**, ~~fully shielded (cull cutoff)~~ so that the lamp itself or the lamp image is not directly visible outside the property perimeter, except for the exemptions listed in Section 60-M.3. below. ~~all lighting fixtures shall have a maximum output of 3,750 lumens per lamp for commercial lighting and 1,600 lumens per lamp for residential lighting. In residential areas, lights shall be shielded. In commercial areas, lights shall be designed so they do not cause glare onto residential uses and do not illuminate off-site areas (except adjoining commercial uses) including roads.~~

4.a. Lighting attached to single-family home structures shall not exceed the height of the eave, ~~or twenty feet (20') whichever is lower.~~ Residential pole lights shall be ~~fully shielded, are restricted to twenty feet (20') in height, and shall not cause illumination of adjoining property~~ **dark-sky compliant.**

4.e. Signs are regulated by Section 60-D. of the Zoning Law, but all lighting for signs shall be ~~fully shielded~~ **dark sky compliant.**-

60-N Board Agreed to the following changes

A Bed and Breakfast Inn, as defined in Section 20 of this Zoning Law, is a lodging type offering one (1) to five (5) bedrooms ~~for short-term rental~~ **to guest renters**, subject to the following restrictions:

3. A Bed and Breakfast Inn is **an accessory use** ~~to a single-family dwelling, as defined in Section 20 of this Zoning Law, occupying a portion of such single family~~ **the principal** dwelling or a lawfully existing structure accessory. ~~to a single-family dwelling.~~

Memo from Rob 60-O Stormwater Management

I have not seen a section on this included in a zoning code, as it is a state requirement. I would recommend you have this section reviewed by the planning board engineer for compliance with state regulations.

60-O Board Agreed to send to Patrick Pendergast, Town Engineer for his opinion.

Next Review Meeting November 25, 2025 at 5:30 pm starting with 60-O.

Zoning Review dates set as follows:

November 25, 2025 - at 5:30 pm

December 1, 2025 - at 5:30 pm

December 15, 2025 – 5:30 pm

Year-end Meeting:

December 30, 2025 – 9 am

Executive Session: NONE

With no further business, on a motion by ***Board Member Elisabeth Albert***, seconded by ***Board Member Doug Craig*** the meeting was adjourned at **8:38** pm, carried unanimously by all members present. The next Regular meeting will be **November 10, 2025** at the Taghkanic Town Hall.

Audience at Town Hall: Barbara Hermance

Audience via Zoom: Steven Smollens