

Planning Board Agenda
June 2, 2026
7pm

Call to order

Pledge of Allegiance.

Sign Permit – Taghkanic Community Forest CR 11

Lot Line Revision – Reese/Hernandez and Golub Notzel Road

Application review – Wag Creek

Approval of previous minutes (attached)

Adjournment

TOWN OF TAGHKANIC PLANNING BOARD
MINUTES OF THE APRIL 7, 2026 REGULAR MEETING

A regular meeting of the Town of Taghkanic Planning Board was held on Tuesday, April 7, 2026, at the Town Hall.

Present : *Planning Board Members:* Katherine Bainer, Chair, Peter Paden, Joshua Plass, Celine Kagan, Wayne Kawadler, Alternate, Betsy Albert (acting PB secretary)
Zoning Board of Appeals Members: Tom Mirabelli, Ray Golgrove (alternate), Kent Sammons, Joe Cordato

Absent: Planning Board: Ivan Saavedra, James Alvarez, Raymond Keyser, Andrew Howard (PB Attorney, recused)
ZBA: James Romaine, Chair, Elizabeth O'Donnell, Robert Fitzsimmons (ZBA Attorney)

Live Audience: Chul Kim, Alejandra Stewart, Alastair Clements. No ZOOM audience.

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

7:05pm: Motion to open Public Hearing by Celine Kagan seconded by Ray Golgrove, all in favor, on sign application of Half Mile Trout Stream LLC, owner of properties located at 920 SR 82, location of Tinytown Farm Store and Grocery and Taconic Wine and Liquor, and Tinytown Farm, located at 1021 SR 82, seeking approval for relocation of existing signage and placement of additional signs promoting all businesses.

Discussion to clarify that the Farm Sign located at 1021 SR 82 will not have a directional arrow. It was suggested that the sign be somewhat smaller than the permitted 3'X4' size and property owner agreed to reduce to no more than 9 square feet.

7:18pm: Motion made by Kent Sammons seconded by Joe Cordato to close public hearing. All in favor.

7:20pm: SEQR Part 2 review completed, motion to accept negative declaration made by Peter Paden seconded by Celine Kagan, all in favor.

7:21pm: Motion made by ZBA member Kent Sammons seconded by Joe Cordato to accept variances as requested. All in favor.

7:22pm: Motion made by PB member Peter Paden seconded by Joshus Plass to approve all signs and accept site plan. All in favor.

The Planning Board approved the following signage:

- modifying the current wine store sign to say: "Tiny Town Farm Store", same size (4' X 8'), same location.
- Farm sign in front of property at 1021 SR 82 'Tiny Town Farm", 3' x 3'. No arrow.
- Professional office sign 1' X 2' located in front of house on farm property, 1021 SR 82.

The Zoning Board of Appeals approved the following signage which required variances:

- Three proposed wine store signs, 2' X 8' to go on the carport, all of which would be more than 8 feet above ground level.
- The 2' X 6' farm store sign on the farm store building proposed to be installed more than 8 feet above ground level.

Discussion of paperwork. Tom Mirabelli will deliver paperwork to ZBA Chair James Romaine. Kathy Bainer will write up approval of site plan and provide to applicant.

7:34 pm: With no further business, a motion to close the meeting was made by Peter Paden seconded by Celine Kagan. All in favor.

Respectfully submitted,

Betsy Albert, Acting Secretary

Next regular meeting scheduled for May 5, 2026