

TOWN OF TAGHKANIC PLANNING BOARD
MINUTES OF THE SEPTEMBER 6, 2022 REGULAR

A regular joint meeting of the Town of Taghkanic Planning was held on Tuesday, September 6, 2022 at the Town Hall.

Those presents were:

Planning Board:

Katherine Bainer Chair, Ivan Saavedra, Raymond Keyser, John Roberts, James Alvarez, Joshua Plass, Peter Paden-Alternate

Andy Howard, Planning Board Counsel

Those absent were:

Stephen Kling

Approved w/correction December 6, 2022

7:02 pm: Chair Katherine Bainer opens the meeting with the Pledge of Allegiance.

Wally Farm-Site Plan Review

Sam Wilo, Sun Common

The applicate would like to add 612 solar panels to an existing field of solar panels. The power will be used by the farm. The greenhouse will be connected to the off-grid array. There will be remote inspections being done. Per Town code this is permitted as a medium sized site. You cannot see the solar array from the road with very limited public access to the site. The existing array is to the northerner part of the site and the new array will be to the south. There are discounts built in the system for emergency reasons. They are willing to meet with the fire company to go over what should be done in an emergency.

Mr. Keyser makes a motion to accept the completed application, seconded by Mr. Plass, and approved by all those present.

Approved 6 Aye (Bainer, Roberts, Alvarez, Keyser, Saavedra, Plass)

0 Nays

1 Absent (Kling)

Mr. Roberts makes a motion to set the public hearing for October 4, 2022 at 7:15pm, seconded by Mr. Alvarez, and approved by all those present.

Approved 6 Aye (Bainer, Roberts, Alvarez, Keyser, Saavedra, Plass)

0 Nays

1 Absent (Kling)

New Forge Road –

The applicant takes the time to go over what they are looking to do. They would like to add 3 new buildings to the property. The property is currently classified as a residential with a single-family residence and a quest house. They would like to change the classification to a cultural facility. The Board did ask for further information at a prior meeting, which they have submitted.

Mr. Keyser makes a motion to accept the completed application, seconded by Mr. Saavedra,

and approved by all those present.

Approved 6 Aye (Bainer, Roberts, Alvarez, Keyser, Saavedra, Plass)
0 Nays
1 Absent (Kling)

Mr. Alvarez makes a motion to set the public hearing for October 4, 2022 at 7:30pm, seconded by Mr. Keyser, and approved by all those present.

Approved 6 Aye (Bainer, Roberts, Alvarez, Keyser, Saavedra, Plass)
0 Nays
1 Absent (Kling)

West Taghkanic Diner – Site Plan Approval

The applicate is looking to add an exterior dining area with picnic tables, a flower market garden operation with CSA pickup, a short-term rental in an airstream trailer, two sheds for landscape maintenance tools, and an exterior preparation area, EV charging station and a dry storage area. Hours of operations are Friday thru Monday 10am-8pm and Tuesday thru Thursday they are closed.

The Board will need a site plan from the applicant to do a site plan review. After the Board has completed the site plan review, they will send the review to the ZBA. Will there be outdoor heating? No outdoor heating.

Some of the Boards concerns at this time are the parking, and the lighting. What is the access to the charging stations? They will be public access. The applicant will come back next month with a site plan.

Sam Pratt – Lot Line adjustment

The applicant has 4 lots and would like to make 2 of the lots bigger, but still have 4 lots. The 480-forestry program to be put on the 2 bigger lots. A right of away will be structured so none of the reconfigured lots will be land locked. The applicant will go to Mr. Callahan when ready before coming to the Planning Board for approval.

Ms. Bainer mentions the training requirements for all the Board members which is 4 hours a year.

Mr. Paden would like to have an agenda before each meeting to have an idea on what will be going on for that meeting. Ms. Albert offered to do the agenda for the meetings.

Mr. Alvarez motioned adjourn the meeting at 8:15p.m., seconded by Mr. Saavedra, and approved by those present.

Approved 6 Aye (Bainer, Roberts, Alvarez, Keyser, Saavedra, Plass)
0 Nays
1 Absent (Kling)

Respectfully submitted,
Jean-Adele Howard

Secretary, Town of Taghkanic Planning Board

Next Regular Meeting Scheduled: October 4, 2022, with 2 Public Hearings

Accepted by: _____

Title: _____

Date: _____