

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 24 September 2012, Town Hall**

AGENDA

1. Approve minutes of the 17 September meeting.
2. Deliberate/decide about setback/ASPR issues that arose at the 20 Sep TB Meeting. [30 mins]

Background: Responding to concerns expressed by Ann & Ron Rader that decreased setbacks in the Ag District may enable new agricultural uses to be sited too closely to existing residences, thereby subjecting the existing residence to undesirable sights, sounds, and odors, the ZRC altered original text in the 3d Package of zoning revisions.

Specifically, the ZRC recommended that selected new uses likely to produce noise, odors, or waste

(Ag Uses (barn, stable, sheds, green/hothouse, covered training arena, silo/bunk silo);
(Ag-related Commercial Uses (slaughterhouse, tannery, vet/animal clinic/hospital); and
(Residential Accessory Use (barn/stable); and Business Use (commercial kennel))

be set back at least 80' from existing residences in the Ag District, in addition to the side and rear yard setbacks already called for in the D&D Table #2.

The ZRC also recommended that the cited Ag uses shall be subject to SUP if they are located in the Town Ag District, but not in a NYS Ag District. The other uses shall be subject to SUP in both the Town Ag District and in the NYS Ag District.

Situation: During final discussion at the 20 Sep TB meeting, the Raders thanked the ZRC for recommending this adjustment, but urged a setback of 200' and also urged that ASPR be applied to barns/stables under 3000 sf in all districts where they are now P, including NYS Ag District.

Related Info: The Raders noted that Section V A 9 (Supp Regs), p. ZO-16, of the 1972 ordinance states that "buildings for the housing of fowl or farm animals shall not be located in the required front yard nor within 200 feet of a property line."

ZRC Tasks: Decide whether the current ZRC setback recommendation should remain, or be changed (if so, how);
and decide whether ASPR should apply to all barns and stables under 3000sf.

3. Deliberate and decide about allowing subdivisions for trail lots/zones, or for recreation lots. [30 mins]

Background: See ZRC meeting minutes—10 September, and 27 August, 25 June.

New Info: During 10 Sep meeting, CLC Exec Dir Peter Paden noted that Bethlehem supposedly has a local law that provides for approval of non-residential recreation lots, and said he would pass that law to the ZRC to consider during our deliberations.

The Chair has received Bethlehem excerpts from Mr. Paden and has received comments about those excerpts from Nan Stolzenburg, both of which are being forwarded to ZRC members.