

Town of Ancram  
Zoning Revisions Committee  
25 June 2012

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Donna Hoyt, Bonnie Hundt, Don MacLean, Bob Mayhew, Jim Miller, Jane Shannon  
Members Absent: Kyle Lougheed, Bob Roche, Dennis Sigler

---

The ZRC convened at 7:05 p.m. and approved minutes of the 18 June meeting.

The Chair reported that the third package of zoning amendments resulting from the ZRC's work was delivered to the Town Board on 20 June. Hard copies for ZRC members are being obtained.

At the 18 June meeting, a question arose about the term "compatible" within Supp Reg V (W). The Chair shared Nan Stolzenburg's APA definition of "compatible design" that emphasizes consistency and similarity, not sameness, and which does not thwart creativity.

Also at the 18 June meeting, a question had arisen about who is responsible for putting in buffers between farm and non-farm uses if the residence exists before the farm enters the scene. After discussing Nan's response about the effects of AML 25-aa, the extensive overlapping of NYS Ag District and the Town's Ag District, and the extremely low probability of such a scenario occurring, the ZRC opted to leave Supp Reg V (D) as it currently is written.

The Chair summarized several papers provided by Leah Wilcox pertaining to cemeteries. After extensive discussion about public and private cemeteries, ownership, long-term maintenance, proximity to water courses, and town prerogatives, the ZRC decided to retain the use table contained in package #3, thereby prohibiting private cemeteries, and to retain wording currently in draft Supp Reg V (E).

The Chair explained that he and Nan Stolzenburg have been, and will be, comparing draft standards for selected special uses (Section V (J) (10)) with ZRC decisions in past meeting minutes and will bring results to ZRC to resolve any lingering issues or suggestions from Nan.

After continuing 18 June deliberations about potential guidance in subdivision regulations for dealing with lots that have no known potential for development, the ZRC found that:

- it is highly unlikely that any lot is truly unbuildable due to topography or other physical constraints if sufficient funds and engineering skills are applied to the project;
- a lot is more likely to be considered "unbuildable" due to easements or other arrangements that designate it as some form of open space;
- an applicant cannot now, or should not be allowed to, create a lot without access as part of a subdivision application;
- it may be wise to require lots arising from 60% open space provisions to have access, and that right of way should be wide enough for a vehicle even if no road per se is provided;

- or it may be prudent to require some degree of road frontage to assure such access, especially without having to cross the property of a third party;
- not requiring access now is likely to create problems at some future point if land use needs and laws are changed;
- a sound records system is essential to track locations and restrictions about such lots.

The ZRC will not meet on 2 July 2012; the next meeting is projected for 9 July 2012.

The meeting adjourned at 7:57 p.m.