

Town of Ancram
Zoning Revisions Committee
4 June 2012

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Bob Mayhew, Jim Miller, Bob Roche, Dennis Sigler

Members Absent: Donna Hoyt, Kyle Loughheed, Don MacLean, Jane Shannon

The ZRC convened at 7:00 p.m. and approved minutes of the 21 May meeting.

Drawing upon notes from home study, the committee reviewed subsections A, B, C, D, E, F, G, H, I, J, L, M, P, Q, R, and T of Section V, Supplemental Regulations, v2(2). Results are:

Re: A—Accessory Buildings and Uses:

Mr. Mayhew sought assurance that building codes will be enforced when accessory apartments are constructed, especially within existing dwellings. Committee believes that building permit is required, which triggers BI inspections. ZRC seeks Nan Stolzenburg's affirmation that no additional verbiage is necessary.

Re: 3a—Committee requests Nan edit verbiage to clarify that all existing and new accessory apartments in an accessory structure must meet all setback requirements within the zoning district and also note that those not meeting setbacks may seek a variance.

Re: 3g—Delete, as was done for original 2h.

Re: 3k—Amend verbiage to increase specificity: e.g. "the location and use of the accessory apartment shall not reduce the value, cause a nuisance, or otherwise adversely affect neighboring properties."

All other edits previously entered are accepted.

Re: B—Ag Data Statement, Disclosures, Coord with NYS Ag Districts

Approved. Note: Nan will slightly edit first sentence of B1b ("Any application...") to coincide with Section XIII, 9c.

Re: C—Buffers between Zoning Districts

Approved.

Re: D—Buffers between Farm and Non-farm Uses....

Given that B above requires Ag Data Disclosures to all purchasers and those planning new residential construction, edit D1 to require a buffer for all major subdivisions, but also to enable those planning minor subdivisions, single, and two-family residences to state in writing to the PB that they acknowledge the potential odors, sounds, and other potential nuisances associated with an adjacent agricultural operation, that they accept those nuisances, and that they choose to not provide an effective buffer against those agricultural operations and effects. This written statement shall be entered into the official file of the PB.

The committee also agreed that any such buffer shall be within the prescribed setbacks, rather than in addition to those setbacks. If the setback is less than 50 feet, the buffer shall be to the extent of the setback.

Note: Nan will also edit D1 to accommodate guidance from Comp Plan, Det Strat 1.13 on p. 23.

Re: E—Cemeteries

Given that no committee member understands the intended meaning of the last sentence (“Burial or memorial plats...”), delete that sentence and replace it with language that says that no cemetery structure (e.g. such as a mausoleum) or monument exceeding six feet in height may be located within 20 feet of any residential lot line.

Re: F—Commercial Logging

All elements are approved except F1.

Re: F1—Members request Nan provide the source for the 50,000 board feet criterion and also give some perspective on how many trees or amount of forest land are cut to provide that amount.

Citing a commercial logging firm that owned a parcel, clear cut it, and then turned it into a development, Mr. Boyles noted that the last sentence of F1 provides a loophole for such an operation. The committee requests Nan amend F1 to:

- delete 50 standard cords of wood because such a volume is within the likely harvest by some landowners for their own use or sale,
- retain the concept of the landowner exemption in the last sentence, but correct the loophole cited by Mr. Boyles by requiring a landowner who harvests more than some specified board feet of timber (perhaps 50,000 bf) to also obtain a logging permit,
- and prohibit clear-cutting throughout Ancram.

Re: G—Corner Clearance

Approved.

Re: H—Demolition/Reclamation

Approved.

Re: I—Fences and Walls

Approved.

Re: J—Flag Lots

Approved.

Re: L—Industrial District Performance Standards

Approved, except delete 2e, Buffer Strip.

Re: M—Landscaping

Approved, except 1f: amend first sentence to require screening for only the bases of antennas and satellite dishes.

Re: P—Multi-Family Dwellings

Approved, except delete 11k because it does not realistically reflect the norm in Ancram for water supplies related to fire fighting.

Re: Q—Off-Street Parking, Loading, and Access

All previous edits were accepted, plus incorporate the following decisions:

Re:B2c—“For hospital, sanitarium, nursing or convalescent home, one space for each two beds plus one space for every two employees.

Re: B12—“At least fifteen percent of the area...for more than 20 cars shall be screened....”

Re: B15b—“equal to 15% of the paved parking area” and retain “one deciduous tree per six parking spaces.”

Note: Technical edit—at B2, change “for hotel, motel and resort hotel, resort lodge, resort ranch...” to “for bed and breakfast, hotel, inn, lodge, and motel” similar to edit already made at B8.

Re: T—Signs [Originally F. Sign Regulations]

Re: F1h—retain current text.

Re: F1a-h—Clarify that all maximum square footage in these subparagraphs is for one side of a sign; hence, may be doubled when both sides of a sign are considered.

Re: F13 [originally F12]—Window Signs: Change “10%” to “25%.”

All other previous edits and text were accepted.

The meeting adjourned at 8:50 p.m.