

**Town of Ancram  
Zoning Revisions Committee  
16 January 2012**

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

Members Absent: Kyle Lougheed, Bob Mayhew

Others Present: Nan Stolzenburg, Donna Hoyt, Jim Stickles

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The Chair called the meeting to order at 7:08 p.m. and determined no recusals were necessary.

The committee approved minutes of the January 9 meeting and then discussed with Nan Stolzenburg her questions and comments about the Use Table. Points included:

p. 1, “Mobile Home” has been changed to the correct, encompassing term “Manufactured home.” Definitions will be updated slightly to mention Federal law. Taking wheels off does not alter status of “mobile home/trailer;” however, removing axle does alter status.

p. 1, Nan informed the committee about group homes, explaining that NYS considers single-family homes to fall within this category, residents of a group home typically have some form of disability requiring assistance, group homes normally have no features or signs that distinguish them from other homes in a neighborhood, and group homes cannot be regulated as a use. Discussion extended to similarities and differences with halfway houses. Nan will alter appropriate entries about definitions, placement on the use table, and use designations.

p. 2, To facilitate local enforcement of NYS regulations about outdoor wood furnaces, NYS regulations will be cited or incorporated within Section J(10) (Individual Standards) and a note pointing a reader to that section will be inserted in the use table.

p. 3, Distinctions between self-storage pods and self-storage facilities were clarified.

p. 5, Extensive discussion of “Winery, Distillery, Brewery—retail sales” and relationship to “Alcohol/beverage sales/distribution” resulted in decision that W/D/B—Retail Sales on a farm, regardless of farmer’s own or not by farmer, would be subject to SUP in Ag District and not permitted in other districts. Nan will edit use table to reflect change.

Turning to draft Individual Standards for Uses Subject to SUP, discussion results included:

Re: Adult Entertainment—Nan affirmed that a municipality cannot set unreasonable standards that have the cumulative effect of not permitting adult use in the municipality—as the 1000’ requirement at 1a2, plus 5 acre minimum at 1c, and 250’ setback at 1d are likely to do. The ZRC opted to change 5 acre minimum to 3 acres. Nan will add adult use definitions, that no adult uses may be in mini-malls, and screening edits.

Re: ECHO Housing—ZRC affirmed Nan’s edit to delete second sentence from (6).

Re: Religious Worship Facility—Nan briefly explained several ground-rules resulting from federal law, leading to validity of SPR, but not regulating use via SUP.

Donna Hoyt noted several inconsistencies within the drafts that merit reconsideration.

The meeting adjourned at 9:11 p.m.