

**Town of Ancram
Zoning Revisions Committee
17 December 2012**

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

The committee convened at 7:00 p.m., approved minutes of the 10 December meeting, and reviewed Nan Stolzenburg's responses to items from that meeting.

Noting Nan's comments that "USA COE regulates all wetlands regardless of whether they are on any map or not. So yes, the ACOE would be the agency to turn to for a ruling" and that "as long as it is under 12.4 acres, it doesn't really matter what size it is mapped as the ACOE will cover it. If however, the actual field study shows the wetland is actually over 12.4 acres, then it moves into NYS DEC jurisdiction and the PB (or applicant) would need to discuss this with the DEC regional office," Mr. Sigler requests that Nan add a line or phrase to the wetlands definition or wherever appropriate to the effect that USA COE or NYS DEC is the governing body for matters affecting wetlands, depending on the size of those wetlands. The ZRC concurred with this request.

Committee members reviewed Nan's 16 December email about edits accomplished and inability to find thus far a useful assessment for the ecological value of springs and seeps.

The ZRC then reviewed Nan's edits to Package 4 that implement decisions arising from ZRC deliberations about comments received during the public hearing.

On page 9 of Supp Regs, it appears that the entry for "Contracting Office—See Professional Office" should be "See Service Business" in accordance with p. 4 of Package 4 Issues. The committee requests Nan check this entry.

Subsequently, the committee reviewed all CAC comments about changes to definition and decided whether changes were warranted. Attached is a record of CAC comments with ZRC decisions. [Note: This attachment is not posted on the website. Please contact hclark@fairpoint.net for a copy.]

In addition, members examined Nan's revised definition for clear-cutting and approved it, but decided that Supp Regs paragraph B2 (Commercial Logging) must be deleted to be consistent with both the definition, sound forest management practices, and the committee's preference. Deleted would be the statement that "clear-cutting for timber harvesting is prohibited in all areas of Ancram."

While examining definitions, members noted that Subsection 7C1 on page 7 of Section V (I) (OSCS) says that "house lots shall not encroach upon Primary Conservation areas." Members request Nan review to determine whether this passage truly means "house lots" rather than "house sites" or "building envelopes." Committee members speculated that a house lot may extend onto such a PCA, but that the house site itself or the building envelope may not.

The ZRC will not meet on 24 or 31 December. Date of the next meeting is not yet known and will be communicated via email. The meeting adjourned at 9:12 p.m.