

Town of Ancram
Zoning Revisions Committee
17 September 2012

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

The ZRC convened at 7:00 p.m. and approved minutes of the 10 September meeting.

Members reviewed Nan's edits to various features of Package 3 resulting from public hearing comments, including updates to the Use Table about self-storage pods; those based on 80'/SUP changes; and additions dealing with logistics support to natural gas exploration, extraction etc.

Turning to Package 4, the Chair opened the floor for comments and corrections about definitions. Mr. Miller identified several terms that merited change. During discussion, the Chair noted that Mr. Sigler had previously emailed suggestions about confusing definitions, several of which coincided with Mr. Miller's concerns. Other members noted a few additional terms to be adjusted. The Chair will pass suggested improvements to Nan.

Next, the committee discussed two points that Nan had identified as problematic:

First, based on Comp Plan language, the ZRC has considered multi-family dwellings to contain 4 units. However, Nan noted that the NYS Building Code defines multiple-family dwellings as 3 units. The question was whether to coincide with the state code or to continue with the town's number. The committee decided to coincide with the state code, but to permit up to four.

Second, Nan had discovered that standards for multi-family dwellings had inadvertently been placed in Supplemental Regulations and also in Individual Standards. Moreover, the two pieces differed somewhat. The committee was asked to review the two passages and to opt for one, or the other, or a combination of the two. Following a pause to study both passages, the committee generally favored the Individual Standards piece, but concluded its clarity could be improved by adopting language from the Supplemental Regulations narrative and by explaining more clearly the intent of some passages.