

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

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

Members Absent: Barbara Gaba, Kyle Lougheed, Bob Mayhew

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:05 p.m. and determined no recusals were necessary.

The committee approved minutes of the 23 January meeting and noted the value of Nan Stolzenburg's quick replies to committee questions.

Use Table (following page references are to Use Table Worksheet #8 1 30 12). As planned, Donna Hoyt identified possible problems arising from applying Ag District uses to the Carson Road District, and members determined resolutions. Concept is that Carson Road District should mirror Ag District uses in some instances and hamlet R2 districts in others. Results were:

p. 2, Greenhouse of Hothouse 500 sf or greater: Change P to ASPR

p. 3, Private aircraft hangar: Change SUP to X

p. 3, Private airfield: Change SUP to X

p. 3, Private helipad: Change SUP to X

p. 3, Bed & Breakfast: Change ASPR to SUP

p. 3, Hotel, Inn, Lodge, Motel: Change SUP to X

pp. 3-4, Winery, Distillery, Brewery (processing): Change to match R2—SUP (in NYS Ag District P if less than 3000 sf, ASPR if 3000 sf or greater)

Also, change RhoR1 to X.

p. 5, Shooting preserve: Change SUP to X

p. 5, Slaughterhouse (not on farm), Slaughterhouse (on farm), Tannery (not on farm), Tannery (on farm): Change SUP, ASPR, SUP, ASPR to X for all.

p. 6, Winery, Distillery, Brewery—retail sales (as part of farm operation): Change ASPR to X

p. 8, Commercial Kennel: Change SPR to SUP

p. 9, Counseling Center...: Change SUP to X

p. 9, Driving range, Golf: Change SUP to X

p. 9, Dry Cleaners—drop off/pick up shop: Change SUP to X

p. 10, Food & beverage establishment: Change SUP to X

p. 14, Pre-school: Change SUP to match Day care (adult or children) on p. 9 (P for low impact home occupation, SUP for all others)

pp. 14-15, Private/religious school, day school...: Change SUP to X [*Note: ZRC requests Nan validate that it is permissible within federal law to not permit a religious school.*]

p. 19, Sawmill: Change SUP to X

p. 19, Stump grinding/mulching facility: Change SUP to X

- p. 19, Wind energy eqpt manufacture: Change SUP to X *[Note: ZRC requests Nan's advice—Should this use be subsumed within Light Manufacturing?]*
- p. 20, Playgrounds: Change SPR to SUP

The committee thanked Donna for identifying these potential problems affecting the Carson Road District and for participating in discussion about their resolution.

Continuing to use Use Table Worksheet #8 1 30 12, the committee identified changes to be made to draft uses in the I-1 District. Results were:

- p. 2, NC Wind power turbine/tower: Change X to SUP
- p. 3, Private bridge: Change X to SPR
- p. 3, Solar energy apparatus installed along the plane of a roof: Change X to P
- p. 3, Solar energy apparatus installed as stand alone or other mounting: Change X to SUP
- p. 6, Alcohol/beverage sales/distribution: *[Note: No change to use, but prompted question for Nan—Does a bottling plant, regardless of the beverage bottled, constitute a manufacturing use? Should bottling plant be a separate use that is allowed in the I-1 District?]*
- p. 9, Dry Cleaners—cleaning facility: *[Note: committee seeks advice from Nan—This appears to be the sort of use that would reasonably fit within the I-1 District. Does Nan agree; if so, is it appropriate to change X to SUP?]*
- p. 12, Hydro-fracturing for well water for consumption on premises: Change X to P *[Note: Nan—are there problems within this change that the ZRC may not have considered?]*
- p. 13, Movable Vending: Members are inclined to change X to SUP, but will leave X if X does not preclude a vending truck/"roach coach" from serving people within the I-1. *Nan—your advice?*
- p. 17, Transmission towers: Change X to SUP
- p. 17, Welding shop: Change X to SUP
- p. 18, Cement/concrete production/dist: Delete "cement" from this use. Change resulting "concrete production/dist" from X to SUP, and provide definition for "concrete." Add another related use—"Concrete products manufacture" and make it SUP.
- p. 18, Composting Facility: Change X to SUP
- p. 18, Manufactured housing mfg/dist: Change X to SUP
- p. 18, Medical eqpt supplies manufacture: Change X to SUP
- p. 18, Moving & Storage: Change X to SUP
- p. 18, Sawmill: Change X to SUP
- p. 20, Sewage treatment facility: Change X to SUP
- p. 20, Reservoir/water treatment facility: Change X to SUP
- p. 20, Water tower: Change X to SUP

The committee noted that it would be prudent to briefly scan the RhoR2 District for possible inconsistencies as we did Carson Road. A short period will be allocated on the 6 Feb agenda. The committee determined that, unless a need arises as the chair and Nan Stolzenburg incorporate and refine changes to Package #3 documents during the coming week, there is no need for Nan to meet with the ZRC on 6 February.

The meeting was adjourned at 9:00 p.m.