

**Town of Ancram
Zoning Revisions Committee
9 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 7:04 p.m. and determined no recusals were necessary.

The committee approved minutes of the December 12 meeting and noted Dec 19 discussion.

To prepare for a January 16 discussion with Nan Stolzenburg, the committee reviewed the Use Table.

Results included:

-p. 1, Mobile Home—Must ensure definition(s) about mobile home and manufactured home are accurate, complete, and current. For Nan: Should “mobile home” here be changed to “manufactured home?” “Does taking the wheels off a “trailer/mobile home” alter its status?”

-p. 2, Greenhouse/Hothouse—500sf delineations are ok.

-p. 2, Outdoor Wood Furnace—For Nan: Who in town enforces new NYS wood furnace law/regulations? If solely enforced by NYS DEC, should we incorporate NYS regs within Ancram ordinance/law to enable CEO to enforce?

-p. 2, Private Motor Sports Track/Course—Change Carson Road from SUP to X.

-p. 3, Ag Animals—Change X in hamlet-R2 districts to be same as hamlet B/R districts. For Nan: Must we allow animals in B/R districts even if the NYS Ag District overlaps onto the B/R district?

-p. 5, Winery, Dist, Brew Retail—Inclination is to change SPR to SUP when not by farmer. For Nan: your thoughts?

-p. 5, Alcohol/beverage sales/dist—Must we define carefully to distinguish these “normal” stores from those associated with winery/distillery/brewery? For Nan: your thoughts?

-p. 11, Hydro-fracturing...Off-Premises—Committee suspects that it may be best to change this entry from “hydro-fracturing...” to “Extracting Water for Consumption Off Premises” thereby covering large-scale withdrawal of water from all sources. Committee also suspects that best approach may be to limit extraction to some number of gallons per day, week, or other time period. Such approach may enable farmers, purveyors of water to fill swimming pools, and other water extractions of reasonable scale, while preventing large scale commercial extractions. Sense is that DEC may be exploring this approach also. For Nan: your thoughts?

-p. 12, Lumberyards—Committee is now inclined to distinguish sawmills (p. 18) from the Lowe’s/Home Depot/Herrington’s-type of retail lumber and hardware operations, which now would be known as “Building Materials, Retail” or some similarly appropriate term. 20K square feet would be maximum structure size of such building materials stores. For Nan: your thoughts?

-p. 13, Moveable hot dog...--At Mr. MacLean’s suggestion, committee agreed that “Movable Food Vending” or “Movable Vending” might be a more comprehensive title. For Nan: your thoughts?

-p. 13, Nursing home...--Comparing this use with “Assisted Living/continuous care” on page 3 prompted question about whether these are sufficiently similar that they overlap and should be combined into one use. For Nan: your thoughts?

-p. 17, Compost/mulching facility—Upon comparing with “Stump grinding center” on page 18, committee believes that making mulch has much more in common with stump grinding than with

composting. Accordingly, the committee suggests that the uses be changed to “compost facility” and to “mulching facility/stump grinding center.” Such realignment will enable better correlation with tailored special use standards.

-p. 17, Fuel Oil Bulk Storage/Dist—While understanding Nan’s question about allowing in the Ag District, the committee sees no other land available for this use. Hence, current depiction appears to be only realistic option. However, committee did change from SUP to X in Carson Road District.

-p. 18, Natural gas/propane bulk storage/dist—Upon further deliberation, the committee decided that that Ag and CarsRd entries should be changed from SUP to X.

-p. 19, Religious Worship Facility—Committee seeks advice from Nan: should “SUP/SPR” be SUP?

-all pages, committee noted that entries for RhoR2 that are not yet filled in should generally mirror those of hamlet R2 districts.

To prepare for January 16 discussion with Nan, the committee began review of draft Individual Special Use Standards. Results included:

-pp. 1-2, Adult Entertainment—For Nan: Because the 1000 feet requirement at 1a2, especially when coupled with the 5 acre minimum at 1c, and the 250’ setback at 1d probably eliminates all or almost all sites within the B/R district, and thereby de facto prohibits adult entertainment from the town, are there grounds for a potentially successful legal challenge to this feature of our zoning?

-p. 4, Antique Restoration and Furniture Refinishing—Committee agreed that standard should include provision that no noxious fumes or odors shall be noticeable at property boundaries.

-p. 8, Compost/Mulching Facility—See previous Use Table entry about separating Composting Facility from Mulching Facility/Stump Grinding Center. All entries at a-h are appropriate to a composting facility and should be retained. Those, plus elements of the sawmill standards, may be appropriate for the mulching/stump grinding operation, but it should definitely address noise and hours of operation, and possibly light and glare.

-p. 9, ECHO (Elder) Housing—For Nan: Mr. Sigler and Mr. Boyles seek answer to text at (6) “easily removable. No permanent foundation....” Is the concrete slab on which most structures of this sort rest considered to be a “permanent foundation?” Also, a guesthouse is precluded from having a full kitchen. May ECHO houses have full kitchens?

-p. 25, Outdoor Wood Furnace—For Nan: re: c2, committee seeks rationale for screening. Preliminary sense of committee is no screening is necessary.

Note: Review of the draft Individual Special Use Standards was not complete. No inference should be made that all pages not cited in these minutes were reviewed and accepted.

The chair requested that all members be present promptly at 7:00 p.m. on January 16 so discussion with Nan can start on time.

The meeting adjourned at 9:02 p.m.