

**Town of Ancram  
Zoning Revisions Committee  
1 August 2011**

**Members Present:** Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Bob Mayhew, Jim Miller, Bob Roche, Jane Shannon,

**Members Absent:** Kyle Loughheed, Don MacLean, Dennis Sigler

**Others Present:** Nan Stolzenburg, Donna Hoyt

---

The Chair called the meeting to order at 7:04 p.m.

Members approved minutes of the July 25 meeting and affirmed that no recusals were necessary for the current meeting.

The Chair reminded members about two upcoming developmental opportunities: a special CAC meeting at 6:00 p.m., August 4, at which Karen Strong (Hudson River Estuary Biodiversity Outreach Coordinator), will present an Ancram Habitat Summary; and a New York Planning Federation Conference in Albany, 9-11 October. Details are in emails that have been forwarded to all ZRC members.

Noting that Sub-Section V (J) (Conditional Uses Allowed by Special Use Permit...) beginning on page ZO-37 of the current ordinance needs to be amended, and that Sub-Section VIII E beginning on page ZO-57 of the current ordinance already is superseded, Nan led a tour of a draft replacement for those sections.

She reminded members that uses subject to special use permits are considered permitted in the district where they're located, but the uses are subject to conditions to ensure the use is compatible with the neighborhood. Noting that the draft contains two basic elements, procedures and criteria, Nan stressed that draft pages 1-6 are mostly lifted from NYS Town Law 274-b and, therefore, little "wrangling" about them is necessary or beneficial.

Nan noted that Ancram's Local Law #1 of 2004 addresses the escrow features of draft J 2c on page 2. After discussion, it was agreed that draft sub-section J 2e on page 2 will be revised somewhat for clarity, including moving the last sentence to be first and inserting a line to underscore that any use requiring SUP shall also receive SPR, and that those two reviews will be coordinated to save time, effort, and expense.

Draft J 3b will be altered so that the same wording used in Section IX (Planning Board) about waivers will appear here.

References to Greene County in draft J 3d on page 3 will be changed to Columbia County and features from NYS TL 239-m will be added. For clarity, members agreed to Mr. Mayhew's request that "land use/environmental" be inserted before "planner" in line 2 of draft J 3f. Also, the Ancram CAC will be added as an example in J 3f.

After extensive discussion about varied scenarios, including major developments and liquor licenses, consensus was to insert in J 3g that the PB may grant conditional approval pending receipt of permits required by other agencies.

On page 4, draft J 4 and 5 prompted extensive discussion about expiration and renewal of special use permits. Threads of that discussion included two main scenarios—one in which construction or use activity never begins and one in which construction or use activity begins but then lapses. Discussion also included determining how to define the start point of the lapse or failure to begin, and whether there is a contradiction between an SUP running with the land, but potentially having an expiration or need for renewal. Another issue was a scenario in which the use never began or lapsed, the surrounding neighborhood grows over the years, and the use—which was never used—at some point appears to be incompatible with the neighborhood as it has evolved. Due to the need to discuss other issues, further debate about expiration and renewal was tabled. However, Nan will provide new language/options to help focus discussion.

Focusing on a major question she posed on page 6 of the draft, Nan observed that there are two schools of thought that apply. One contends that there should be general standards that apply to all uses requiring SUP, plus a few standards tailored for particular uses, e.g. gas stations. The other contends that every use requiring SUP should have its own standards.

The ZRC prefers the first school of thought: Have general standards that apply to all uses requiring SUP, plus standards tailored to some particular uses, e.g. gas stations, multi-unit residences.

Given that determination, the ZRC must answer: Which uses can be handled by a single set of general standards? Which uses should have detailed standards tailored to that particular use?

As a “home-work assignment,” ZRC members will send to Hugh by 6:00 p.m., Sunday, 7 August, an email that identifies 8-10 uses (e.g. gas stations) that should have standards tailored to that particular use. There is no need at this point to cite what those tailored standards should be. The committee will forge consensus about uses requiring tailored standards at the 8 August meeting.

Nan will prepare another draft that captures points made throughout the meeting.

The meeting adjourned at 9:05 p.m.