

**Town of Ancram
Zoning Revisions Committee
10 January 2011**

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

Members Absent: Barbara Gaba, Bob Roche

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:05 p.m.

The committee approved minutes of the January 3 meeting.

Terry Boyles provided results of research into fire regulations about distance between “trailers.” Section 1223.3 of NYS Fire Code says “Mobile homes shall be located at least 10 feet from any other adjacent mobile home, permanent building or structure for storage of highly combustible materials” and “shall be at least three feet from an adjacent accessory structure....” Section V, Supplementary Regulations, of Ancram’s current zoning ordinance says that mobile homes as an agricultural accessory use “shall be located at least 50 feet from any structure including another mobile home.” Previously agreed upon standards for site plan review of farm worker housing coincide with the current 50 foot requirement.

Members reviewed current drafts of Section I (Title, Scope, Purposes), the new Planning Board Section, and Section VIII (Zoning Board of Appeals). Beyond minor typographical edits, no need for edits was noted. After fixing typos, the Chair will pass these sections through Nan Stolzenburg to John Lyons for legal review. Section VII (Admin & Enforcement) will be receive committee review later in January.

The committee then discussed issues pertaining to revision of Section III (Use Regulations) and Section VIII E (Special Use Permits). Among points of discussion and agreement were:

*During discussion of Use Regulations and Special Use Permits, it is likely that preliminary discussion of some Supplementary Regulations that are use-specific also may occur, e.g. gas stations. Similarly, preliminary discussion of Non-Conforming Uses may occur, although the Planning Board will decide such situations on a case-by-case basis. When such subjects arise, the committee may engage in preliminary discussion, but should not be significantly diverted from the main task at hand—revising Use and SU.

*Affirming decisions reached on August 9, members agreed that the Use Table:

- must be thoroughly redesigned to make it easier for readers to consult and understand.
- should be arranged alphabetically.
- should direct a reader to more complete information elsewhere in the zoning law about uses requiring site plan review, special uses, commercial design standards, and supplementary regs.

*The new zone names should be cited, e.g. current Rural Residential Zone becomes Agricultural Zoning District.

*The full spectrum of home-based businesses should be included, plus ag and ag-related businesses.

*It may be best to first undertake processing of Special Use Permits, so that all can draw upon that knowledge when discussing uses and special uses.

*The Chair will seek models of Use Tables from Nan Stolzenburg.

The meeting adjourned at 8:10 p.m. Homework is to identify Use Table entries to be added or deleted.