

**Town of Ancram
Zoning Revisions Committee
11 April 2011**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Kyle Lougheed, Don MacLean, Jim Miller, Bob Roche, Dennis Sigler

Members Absent: Bonnie Hundt, Bob Mayhew, Jane Shannon

Others Present: Donna Hoyt

Following an orientation by the Board of Ethics about Town of Ancram Ethics Law No. 1 of 2011, the Chair called the ZRC meeting to order at 7:20 p.m.

Members approved minutes of the April 4 meeting and affirmed that no recusals were necessary for the current meeting.

Following up discussion at the April 4 meeting, the Chair offered a draft definition of “light manufacturing” and noted that Nan Stolzenburg had no objection to the definition: “A use in which a product is manufactured, but the manufacturing process and facility have minimal impact on the property where the manufacturing takes place and almost none on adjacent properties, with qualities including:

- *No creation of noise, vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line;
- *No change to the character of the lot or the surrounding neighborhood;
- *Adequate screening of outside storage of goods, materials, or equipment;
- *Signs limited in size;
- *No chemical, metal, or hazardous waste, or potential contamination of surface or ground water;
- *Adherence to all applicable commercial design and other standards cited in this zoning ordinance.

Given that excavation and construction of a building, remodeling, or even screening all alter a lot, Mr. Boyles questioned whether “no change to the character of the lot” was possible. Consensus was that the phrase could be deleted without significantly affecting the definition.

The committee continued revising Section III, Use Regulations, by determining uses permitted in the Ancram Hamlet Business/Residential Zoning District. Focusing on page 12 of the Use Table Worksheet, results were:

Foundries, manufacturing and distribution facilities for manufactured housing, large warehouses with extensive tractor-trailer traffic, large recycling/transfer station facilities, hazardous waste collection and disposal, moving and storage, detention/correction facilities, and public cemeteries are not permitted.

Artisan/hobby foundry/blacksmith shops that produce wrought iron and similar products are subject to SPR. Sales offices for manufactured housing are subject to SPR. Warehouses that are of modest size and which have limited or no large truck traffic require SUP. Small-scale, unobtrusive recycling facilities require SUP.

Definitions will be needed to distinguish between warehouses, recycling facilities, artisan/hobby foundry/blacksmith shops that are permitted with SPR or SUP versus their large, heavily-trafficked counterparts that are not permitted in the AH-B/R district.

Also, the committee requests info from Nan Stolzenburg about NYS laws governing small private cemeteries on private lands.

Government offices/facilities, non-profit organization offices, religious worship facilities, parks, playgrounds, paths/trails, public swimming pools, libraries, museums, and tourist info facilities and activities require SPR.

Sewage treatment facilities, reservoir/water treatment facilities, water towers, public schools, public higher education facilities, hospitals, and meeting/retreat facilities require SUP.

Consensus called for a definition of “public higher education facility” to be developed that also considers “college /university.”

Having completed all draft uses for the Ancram Hamlet Business/Residential District, the ZRC turned to “Use Table Worksheet—2d Edition” and determined uses in the Ancramdale and Boston Corners B/R districts. Time permitted the committee to examine only those uses listed on pages 1-2. Results were:

All uses for the AH-B/R district on pages 1-2 will also apply to the AdH-B/R and BCH-B/R districts except the following:

On page 1, in accordance with Note 5, the correct entry for Greenhouse and Playhouse in all three districts should be “P/ASPR” rather than only “P.”

On page 2, upon further deliberation, “private kennel” in all three districts will be “P” rather than “SUP.” A definition must be developed to convey that this designation is intended to apply only to persons who are not operating a commercial kennel, are not selling dogs or pups as a business, and who harbor only a dog or a few dogs. Consensus was that noise and other town laws should be sufficient to address excessive barking and other nuisances.

On page 2, given the definition of “senior housing,” consensus was to delete “SPR” and instead have SUP in all three districts.

The meeting adjourned at 9:00 p.m.