

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

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

Members Absent: Kyle Lougheed, Bob Mayhew, Bob Roche

Others Present: Donna Hoyt

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

Members approved minutes of the June 27 meeting and affirmed that no recusals were necessary for the current meeting.

Mr. Boyles, Mr. Sigler, Mr. MacLean, and the Chair summarized highlights of the July 7 Planning Board review of Zoning Amendments Package #1, and the Chair summarized highlights of Columbia County PB comments about Package #1, Nan Stolzenburg's responses, and the Chair's recommendations on behalf of the ZRC.

The Chair reviewed Nan's answers to three questions that arose at the June 27 meeting. Nan suggested grouping playhouses, garages, cabanas, sheds, and other small outbuildings as one category of accessory buildings, with those less than 200 square feet permitted and those larger than 200 sf requiring SPR. Regarding issues about firing ranges, Nan offered definitions of shooting preserve and of firing range. Considering slaughterhouses and tanneries, Nan advised all to consider scale of operation and recommended ASPR for farm operation slaughterhouses, but also requiring description of waste/carcass removal, composting, and other agency permits. For other slaughterhouses, she suggested SUP, but prohibit in hamlets.

Noting the existence of some side-by-side outbuildings that function as a single structure even though each component is 200 sf or less, Mr. Boyles and others urged zoning language that addresses the cumulative size and impact of such outbuildings. The committee agreed that such language should be included where appropriate. The committee also determined that types of firearms to be discharged, direction of fire, noise, hours of operation, and other factors pertinent to safety and consideration of neighbors should be elements of any special use or site plan review attendant to firing ranges and shooting preserves. Members believe that slaughterhouse and tannery must be clearly defined and that distinctions of scale and between farmer operated and third party operated should be included in amendments to the current ordinance.

For the Ag District, the committee updated previous decisions to make farm operation slaughterhouses and tanneries subject to ASPR (with inquiries into waste/carcass removal, composting, compliance with other agency permit requirements, etc). Slaughterhouses and tanneries that are commercial non-farmer operated require SUP.

Continuing to revise Section III, Use Regulations, the committee used Edition 5 of the Use Table Worksheet and determined for the Agriculture Zoning District that:

Page 5: Banquet hall/catering, restaurant, café/coffee shop, bar/grill/pub/cocktail lounge, take-out restaurant, ice cream parlor, snack bar (delete preface “accessory”), and movable hot dog/ice cream stand all require SUP. Movable hot dog/ice cream stands also should be subject to a town peddler/vendor law and county health department requirements.

Alcohol/beverage sales/distribution, convenience store, grocery store, bank/financial institution, pharmacy, pawnshop should not be permitted in the Ag District.

Bakery, butcher, barber, beauty salon, tanning salon, computer/electronics sales/service should be permitted in the Ag District if they are low impact home-based businesses, but should require SUP if they are high impact home-based businesses or “storefront” businesses. Gift shop should be permitted if it is a low impact home-based business, but should be not permitted if high impact or storefront.

Day spa and art gallery should be subject to SUP.

Page 6: Jewelry, clothing, furniture sales, hardware, appliance sales/service, discount store/plan/club, dry cleaners cleaning facility, retail stores—normal and mom & pop are not permitted in the Ag District.

Consignment/thrift shop that is low impact home-based is permitted, but high impact home-based or storefront is not permitted.

Dry cleaners drop off/pick up shop requires SUP.

Furniture finishing/repair, firearms sales/service, pet shop: sales/equipment/supplies, florist, photography studio, tattoo/body piercing, tailor/seamstress, glass sales/service, printing/engraving, commercial cleaning/janitorial service, telemarketing facility/service, tourist info/services, artisan/craftsman (e.g. glass, furniture, metal) that are low impact home-based are permitted, but otherwise require SUP.

Throughout these deliberations, members recognized a tension between keeping the Agriculture Zoning District free of “commercial clutter” and the relatively limited size of the hamlet business/residential and industrial districts, which probably precludes placement of all commercial ventures within the B/R or industrial districts. Members agreed that the nature and scale of the business use would be key factors in allowing them in the Ag District, and led to the conclusion that low impact home-based businesses should generally be permitted in the Ag District, whereas high impact home-based and storefront businesses should be carefully examined for nature, scale, and effect on the district before permits are granted. Members also were inclined to steer storefront and similar businesses toward the hamlet centers and their B/R districts to enhance those hamlet centers as the hubs of commerce and community life.

Members also acknowledged that there may be some inconsistencies in the determinations reached at this meeting, and that further deliberation and categorization may be warranted in some instances.

The meeting adjourned at 9:10 p.m.