

**Town of Ancram  
Zoning Revisions Committee  
11 February 2013**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Donna Hoyt, Bonnie Hundt, Jim Miller, Bob Roche, Dennis Sigler

Members Absent: Don MacLean, Kyle Lougheed, Bob Mayhew, Jane Shannon

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The committee convened at 7:02 p.m, approved minutes of the 4 February meeting, and resolved several items previously discussed on 4 February:

Re: Definition of Heritage Tree—In spite of CAC assistance, no specific County or NYS official or agency that designates individual heritage trees has been identified thus far. Moreover, it appears reasonable that such a designation should be a local prerogative. Therefore, the ZRC decided to approve an edited version of Nan Stolzenburg’s draft as the definition of “heritage tree.” When doing so, members determined that size should not be a cited factor, that the Town may seek professional advice when designating a heritage tree, and the Town should assume responsibility for reasonable maintenance of a designated heritage tree through its natural lifespan. The ZRC approved this definition:

Heritage Tree: An individual specimen notable because of its age, beauty, species, color, rarity, genetic constitution, location, historic significance, or some combination thereof, and specifically designated by the Ancram Town Board for protection because of its historical significance, special character, or community benefit. The Town Board may seek professional advice when designating such a tree. Upon designation, with the tree owner’s concurrence, the Town shall be responsible for reasonable maintenance of said tree during its natural lifespan and may seek professional advice when determining a need for such maintenance.

Re: Ridgeline Protection edits—The ZRC approved Nan’s incorporation of edits to Supplementary Regulation Subsection H (Ridgeline Protection). These edits implement decisions made on 4 February 13 and appear as new H1, which conveys the purpose for this section, and H1a and b, which clarify intent about the 500’ lateral setback and no lot being rendered unbuildable. Members also determined that language at H2d about ridgeline structures should be checked to ensure accurate depiction of the affected structures.

Re: Including “driveway” within definition of “building envelope”/driveways across wetlands—Following up Mr. Sigler’s question/comments on 4 February, the Chair conveyed Nan’s response that driveway should remain in the definition, her reasons for that belief, and other points. After extensive discussion, including the need to conduct projected PB/ZBA/Building Dept training that includes application of revised zoning to various scenarios, the ZRC opted to maintain the current definition and other language.

The meeting adjourned at 8:10 p.m.