

**Town of Ancram
Zoning Revisions Committee
14 February 2011**

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

Members Absent: Bonnie Hundt, Kyle Lougheed

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:00 p.m.

The committee approved minutes of the February 7 meeting.

To revise Section III, Use Regulations, the ZRC must first determine what zoning districts should be established and the purpose for each. Accordingly, the committee reviewed the zoning districts that currently exist, Comp Plan guidance about forming districts, and Nan Stolzenburg's initial suggestions drawn from the Comp Plan guidance and concept map.

Having discussed Nan's "first shot at districts and purpose statements" dated February 12, the committee decided:

1. There appears to be no need to create distinct entities titled "Ancram Hamlet District (A-H)," "Ancramdale Hamlet District (AD-H)," or "Boston Corners Hamlet District (BC-H)" because the true components of these districts already would be in place by establishing a business/residential district and a residential district within each hamlet. Any district entitled A-H, AD-H, or BC-H would merely be the boundary around the two component districts rather than a distinctly separate district. The committee seeks Nan's reaction to this line of reasoning.

2. Assuming that Nan validates the conclusion above, the committee agrees with creating an Ancram Hamlet Business/Residential District (AH-B/R*) and an Ancram Hamlet Residential District (AH-R2*). Similarly, the ZRC endorses an Ancramdale Hamlet Business/Residential District (AdH-B/R*) and an Ancramdale Hamlet Residential District (AdH-R2*), and a Boston Corners Hamlet Business/Residential District (BCH-B/R*) and a Boston Corners Hamlet Residential District (BCH-R2*).

* For ease of reference, the committee prefers changing the abbreviated district designations in Nan's draft from "B/R A-H," "R-2/AD-H," etc to those cited above* in which the hamlet "name" appears first.

3. The ZRC agrees with creating a separate district for the Carson Road area. Noting the draft designation as "Carson Road Hamlet (C-H)," the committee emphasized that this district would not be formed as a "Hamlet," it would be designated as a distinct district, and it would import the 3.5 acre average density and other ground-rules of the Agricultural zoning district .

The purpose for designating the Carson Road area as a separate district is to recognize the distinctive long, narrow configuration of most lots in that area and correct the frequent need for setback and similar variances.

4. Regarding Nan’s draft comment, “Create R-1 (for the Long Lake Area),” the committee noted that such zoning district is not needed for the Long Lake development. Instead, the intent was to create such a district for the Rhoda Lake area, specifically for the Lower Rhoda area because Rhoda Lake actually lies within Copake. The committee perceives that Rhoda is now in the R-2 district and on the Concept Map falls within the R-1 district (Residential 1 acre, 1 acre minimum lot size). References in the draft purpose statement should be changed from Long Lake to Lower Rhoda Lake.

5. Members accepted Agriculture, Industrial (I-1), and Floating Business (FBD) as districts. However, for clarity and to avoid confusion with “A” when referring to the Ancram districts, the agricultural district should be designated as “Ag,” rather than as “A.”

6. Upon reviewing the draft purpose statement for the Ag Zoning District, the committee prefers to change the third sentence from a negative (“discourage”) to a positive (“encourage”) approach—i.e. “Further purposes are to encourage land uses that are compatible with agricultural uses....”

7. If Nan validates the conclusion in 1 above, the “Hamlets” purpose statement must be revised at several points:

Reference to “three hamlet districts” in the first sentence must be altered to delete the implication that there are districts labeled as A-H, AD-H, and BC-H.

Similarly, reference to “these Hamlet Districts” in the second sentence would be amended.

Within the third and fourth sentences, references to business/residential and residential districts “within the Ancram and Ancramdale hamlets” would be amended to add Boston Corners to the list of hamlets.

Ms. Hoyt asked what “pedestrian oriented” means in line 8. Mr. Sigler’s explanation that it means “sidewalk ready” (i.e. that setbacks etc are configured to allow for sidewalks to be installed at some point in the future) appeared to answer the query. If Ms. Stolzenburg has additional points addressing this query, she will provide them.

Noting that Ancram and Ancramdale are, at present, only marginally able to be cited as “vital town centers,” the committee opined that it is not accurate to say “maintain these hamlets as vital town centers” (line 5). They must be established as vital town centers before they can be maintained as such.

8. Members opined that the purpose statement for “Create R-1 (for the Long Lake Area)” [to be changed from Long Lake to Lower Rhoda], should be amended in two ways. First, change “to allow for higher density” to “to acknowledge” or “to accommodate” or similar wording. The committee is concerned that “to allow” implies only future development of this

sort; whereas in reality such development has been the norm in that area. Second, change “higher density” to “high density” for similar reasons. The intent is not to increase density levels from what they are at present, but to deal in relatively objective terms.

9. The purpose statement for “Create Floating Business District (FBD)” prompted both amendments and questions:

Change “environmentally sensitive” to “environmentally friendly.”

What does “social[ly] desirable” mean? As written, members offered various interpretations and definitions. This term probably needs to be changed, or defined.

What is the procedure by which an application for FBD would be approved? Would the application go through the PB for its recommendation? Would the TB approve by resolution, or would the TB have to enact a local law to approve an application?

Also, given a scenario in which the TB approves a FBD, but at some subsequent time the approved business ceases operation entirely, does the approval or status as a FBD continue? If it continues, does it go with the land, or does it continue only with the original applicant, or does it go to some unknown and unnamed successor?

A variant on the previous scenario: The TB approves a FBD, but at some subsequent time the approved business evolves into a different sort or scale of business at the approved site. What happens to the FBD approval?

10. References to Mobile Home Park, Scenic Corridor Overlay Zone, and Area of Flood Concern as “overlay district” prompted a request for Ms. Stolzenburg to clarify what an “overlay district” is, and how does an overlay district differ from a “normal” zoning district.

The Chair will discuss the committee’s determinations and questions with Nan Stolzenburg. Upon receiving Nan’s feedback about the zoning districts to be created and the purpose of each, the Chair will send email to all ZRC members. Using that information, committee members may enter zoning districts at the top of each column on the Use Table Worksheet and enter their personal, preliminary judgment about whether a use should be permitted, permitted with SUP, permitted after SPR/ASPR approval, or not permitted in each district. The ZRC will examine one district at a time as it works its way through the list of possible uses.

The meeting adjourned at 8:50 p.m.