

**Town of Ancram
Zoning Revisions Committee
19 December 2011**

Members Present: Hugh Clark, Bonnie Hundt, Don MacLean, Jim Miller, Dennis Sigler
Members Absent: Terry Boyles, Barry Chase, Barbara Gaba, Kyle Lougheed, Bob Mayhew, Bob Roche, Jane Shannon
Others Present: Ann Rader, Ron Rader

The Chair called the meeting to order at 7:10 p.m. Lacking a quorum, no meeting was conducted.

To enable Nan Stolzenburg to continue revising the draft Use Table and the draft Individual Standards for Uses Subject to Special Use Permit, members present briefly discussed several questions previously posed by Nan. The intent was to provide a sense of committee thinking and thereby avoid wasting time as Nan revises. Following are Nan's questions and "sense of the committee" responses:

re: Use Table Worksheet—5th Edition (Updated 28 NOV 11)

p. 1: **Group Home**—"More Discussion"

Nan—what exactly are the questions that you want us to discuss?

p. 1: **Mobile Home**—"Do you want to allow single and double wides with no development standards?"

Nan—Two points: First, the ZRC didn't know what you meant by "development standards."

Second: Given that Comp Plan 8.13 (p. 41) says "Manufactured Housing/Mobile Homes—Continue to allow manufactured housing (mobile homes) subject to guidelines for single family homes," the current sense of the ZRC is to treat both single and doubles the same as other houses.

p. 11: **Hydro-fracturing for well water for consumption off premises** ("Do you really want to allow this at all? Or just allow for ag use?")

Nan—Members ask: What about springs and sources of water other than wells and by fracking? They then note that any off premises use is, or should be, subject to SEQRA. If permitted, perhaps with x gallons per day limit. The bottom line is that before any off premise use is allowed, there should be a study to determine potential and probable quantitative and qualitative effects on neighbors' wells and water supplies.

p. 17: **Fuel oil bulk storage/dist** ("Do you really want to allow these in the Ag area?")

Nan—Members ask whether this is the same as, or also would apply to, bio-fuel? Other questions follow: Should this be subject to FBD (of course, FBD would also end up in Ag District). How do details of SUP within the FBD get dealt with? Or should we also have Supp Regs about this?

p. 18: **Natural gas/propane bulk storage/dist** ("Do you really want this in the Ag area?")

Nan—Comments above about fuel oil also apply here.

p. 19: **Warehouse (modest, limited trk traffic)** ("Does this mean self-storage warehouses too?")

Nan—We considered these warehouses to be of the sort associated with a business (e.g. perhaps some sort of contractor) rather than as a self-storage business. However, there may be some overlap or similarities.

re: Individual Standards for Uses Subject to Special Use Permit for Ancram 11/11

p. 7: **Commercial Rail**—(“...this needs discussing...I don’t know what you mean by this use, or what the issues are.”)

Nan—Members considered the restoration of commercial railroads in this town and area as extremely unlikely and also perceive that there is no space in the hamlet districts for stations or tracks.

p. 11: **Food Processing/Distribution Facility**—(“Would/could we consider this the same way as a manufacturing facility?”) *Nan—Members discussed; the answer is “yes.”*

p. 21: **Hydrofracturing for water wells for off-site consumption**—“Reconfirm. Do you really want to allow this at all? Of maybe just for agricultural use?”

Nan—See comments re: same question in Use Table section above.

p. 23: **Membership Club**—“To be discussed. I am not sure what you are concerned about here—is it size of building?”

Nan—ZRC members respond: “yes, its size of building, but also the nature of the operation. Membership for what, in what, to what end? See draft definition of membership club. How do we know their membership requirements, whether they have bylaws, and what their members’ interests are?” There’s concern about hours of operation, noise, light pollution, etc. Don suggested that perhaps we should change so SUP applies to all.

p. 23: **Movable hot dog/ice cream stand**—“Would this be a special use permit or a vendor’s or peddlers’ permit? Sometimes these do not go through the planning board, but instead go through the CEO to issue a peddlers’ permit. Which do you want?”

Members discussed and understand that Ancram probably needs a vendor’s/peddler’s permit process. However, they also perceive that such a permit probably focuses on health and safety concerns, such as parking. The concerns about portable stands probe deeper. One concern is that a peddler’s permit doesn’t appear to govern noise and hours of operation. The Good Humor Man may be an American suburban institution, but not with bells, music, and lights at dusk or dark. Also, there’s concern that even portable facilities (such as the hot dog guy who sets up his trailer in a scenic overlook on Route 22) may/often leave signs and other materials in place day in and day out. At the same time, nobody has a problem with the “roach coach” that makes a regular route among construction sites with coffee break and lunch foods, stops briefly, and then moves on without significant noise or fanfare. In this regard, it was noted that the typical roach coach stops on private land (i.e. the construction site), rather than along a public street. If a peddler’s permit can take care of noise, lights, hours of operation, parking, etc, then that may be ok, but it appeared that siting and operating issues may need to be covered in zoning.

p. 39: **Winery, Distillery, Brewery**—“I really don’t know what you want to say about this one as I would think that the retail part would be the same standards as any retail use.” *Nan—Members agree that as long as farmers don’t get treated same as non-farmers, it’s ok to fold into retail.*

With reminders that there is no meeting on December 26, and that the Chair will survey members by email to determine whether to meet on January 2, discussion ceased amid wishes for a Merry Christmas.