

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

**Members Present:** Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Kyle Lougheed, Bob Mayhew, Jim Miller, Jane Shannon, Dennis Sigler

**Members Absent:** Don MacLean, Bob Roche

**Others Present:** Donna Hoyt

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

The committee approved minutes of the February 14 meeting.

The Chair noted that the Town Board adopted the Non-Commercial Wind Power Facilities law, with slight amendments arising from Columbia County suggestions, on February 17. The ZRC will also receive training about the new town Ethics Law in the near future.

Using the Use Table Worksheet, members determined whether uses in the AH-B/R zoning district should be permitted, permitted with SUP, permitted upon SPR/ASPR, or not permitted. Because Mr. MacLean could not participate, the Chair conveyed to the committee recommendations that Mr. MacLean had provided. After discussion, results were:

*Residential Uses:* One- and two-family dwellings not part of a subdivision, and mobile homes not part of a mobile home park, are permitted in the AH-B/R district. ASPR would be required if one or more criteria of SPR subsection G are met.

Farm-worker housing in AH-B/R generated questions for Nan Stolzenburg—especially whether housing for farm workers that is not on a farm operation site qualifies as farm worker housing or merely as normal rental property. Also, ZRC consensus is that farm worker housing within AH-B/R should be subject to hamlet b/r specifications about set-backs etc, rather than to on-farm specs for set-backs, etc.

Group homes and ECHO temporary housing are permitted subject to SUP.

Multi-family dwellings constitute commercial structures and are permitted subject to SUP and SPR. (Note: “multi-family dwelling” should be added to use table worksheet.)

Responding to a query that arose in the February 14 meeting, Jane Shannon reported that “anything in Rhoda Lake that could be sold has been sold”—i.e. there are no parcels available for new construction.

*Residential Accessory Uses:* If accessory apartments in AH-B/R are within an existing structure, they are permitted; if they are a new add-on to existing structure, they are permitted with ASPR. Guest houses are permitted upon SPR (note: need definition for guest house; members understand that guest houses may not have an oven). Garages, fences, swimming pools are permitted. Tennis courts are permitted upon SPR. Back-yard greenhouses and playhouses are permitted up to a size to be determined. Beyond that size, ASPR will be

required. Solar energy panel/apparatus that lies along the plane of a roof is permitted; other solar panels/apparatus are subject to SUP. Non-commercial wind power turbines/towers are permitted subject to SUP. Outdoor wood furnaces are permitted subject to SUP. Self-storage pods up to a size to be determined and for a duration to be determined are permitted subject to SUP. Private helipads, airfields, aircraft hangars, golf courses, firing ranges, and motor sports tracks or courses are not permitted in AH-B/R. Private bridges, barns, stables, animal training arenas, horse training courses, and kennels are permitted upon SUP. Such facilities generally will need definitions, as members noted differences between keeping a dog or two versus keeping 8-10 dogs. Also, members noted that it should be ok to keep a limited number of chickens for personal use, and wondered whether a chicken coop qualifies as a barn.

*Residential-Commercial Uses:* Senior housing, B & Bs, inns, motels, hotels, lodges, and multi-family dwellings will all be permitted subject to SPR.

*Agricultural Uses:* Noting that there currently are parcels within the AH-B/R district that are used for growing crops and hay, and that such parcels could be used for agriculture involving animal husbandry, the committee seeks thoughts from Nan Stolzenburg about how to handle such circumstances within the AH-B/R or similar districts. As part of that question, some speculate that a right-to-farm law would take precedence over zoning district requirements and would allow such agricultural uses in the AH-B/R.

The committee then determined that horticulture, greenhouses, and hothouses should all be permitted in the AH-B/R subject to SUP. Aquaculture and fish hatcheries would not be permitted in AH-B/R, at least those exceeding a size to be determined would not be permitted.

Acknowledging the complexity of determining uses within zoning districts, the committee adjourned at 9:00 p.m.