

**Town of Ancram  
Zoning Revisions Committee  
28 March 2011**

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

**Members Absent:** Barbara Gaba, Kyle Lougheed

**Others Present:** Donna Hoyt

---

Following an orientation by the Board of Ethics about Town of Ancram Ethics Law No. 1 of 2011, the Chair called the ZRC meeting to order at 7:20 p.m.

Members approved minutes of the March 21 meeting and affirmed that no recusals were necessary for the current meeting.

The committee continued revising Section III, Use Regulations, by determining uses permitted in the Ancram Hamlet Business/Residential Zoning District. Discussion covered pages 8-10 of the Use Table Worksheet. Results were:

Hospitals require SUP.

Clinics; physician, psych, dentist, and chiropractor offices; “9 to 5” counseling and treatment centers (including, but not limited to, drug/alcohol, abuse, physical/occupational rehab, and cancer) require SPR.

Counseling and treatment/rehab facilities that operate beyond a normal “9 to 5 work day” or have overnight resident patients, and nursing/convalescent homes, and half-way houses, require SUP.

While discussing nursing homes, members noted that their initial deliberation about senior housing (residential-commercial uses, page 2) may not have thoroughly considered the spectrum of senior housing, or that the spectrum may be encompassed within one housing cluster or facility. Members observed that senior housing may include housing for truly independent and fully capable seniors, but also then progresses through assisted living, and continuing care which are increasingly “hands-on” care and nursing services. These latter stages may warrant SUP. Further thought and deliberation will be brought to this category of use.

Midwife and nursing/home care services are considered home-based businesses and are permitted, unless they offer classes or other services that bring significant numbers of customers on site, which would require SPR.

Medical testing/diagnostic labs (not conducting research) require SPR; labs using animals for research and medical waste disposal facilities are not permitted.

Medical claims processing offices, health spas/clubs, physical fitness facilities/gyms, commercial swimming pools, massage services, alternative medicine, yoga, and meditation services/facilities all require SPR.

Medical eqpt/supplies manufacture, sales, distribution, service, and EMT/ambulance service require SUP.

Cemeteries are not permitted in AH-B/R.

Movie theaters, performing arts venues, amusement arcades, membership clubs/facilities, bowling alleys, and pool/billiards halls require SPR.

Permanent fair/circus facilities, amusement parks, regular golf courses, pitch & putt golf courses, and golf driving ranges are not permitted.

Temporary fair/circus/carnival or like event requires SUP; miniature golf requires SUP.

Sports stadiums, outdoor firing ranges, hunting preserves, animal race tracks/courses, motor vehicle tracks/courses, parachute/para-sail, hot air balloon facilities, RV/tent campgrounds, and casinos are not permitted.

Commercial baseball hitting facilities/ranges, indoor/outdoor skating facilities, indoor/outdoor skateboard facilities, indoor firing ranges, and adult entertainment facilities/services require SUP.

Party eqpt/supplies sales/rental and tent rental require SPR.

Escort services are considered as home-based or office enterprises and are permitted.

Note: when deliberating about adult entertainment facilities and services, the committee reviewed land use training by the NYS Department of State on September 13, 2010. Trainers stressed that, for adult uses, “there must be viable locations, suitably zoned, for these businesses in the community; regulations should aim to control secondary effects of adult businesses; definitions must be clear.” Trainers also noted that adult uses are considered freedom of speech and that zoning is not supposed to regulate the internal operations of businesses. Zoning may only control secondary effects, e.g. aesthetics, parking, size of signs. Trainers also cautioned that municipalities should beware of creating a “skid row” effect by only relegating adult uses to one area.

Commercial airfields, commercial rail, commercial bus stations, commercial stables/animal boarding/riding, and commercial kennels are not permitted in the AH-B/R district.

With a reminder that the next meeting on April 4 will convene at 7:15 p.m. due to Ethics Law Orientation at 6:30 p.m., the committee adjourned at 9:00 p.m.