

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

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

Members Absent: Kyle Loughheed, Bob Mayhew, Jane Shannon

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:05 p.m.

Members approved minutes of the Nov 21 meeting and affirmed no recusals were necessary.

Considering again draft Density and Dimension Tables, v1 11 7 11, members reviewed Nan Stolzenburg's responses to questions raised at the November 21 meeting and determined:

--retain ½ acre as minimum lot size in hamlet B/R districts;

--re: 125' lot width at front yard setback line in Ag District, members seek Nan's advice about Mr. Miller's suggestion for a sliding scale in which bigger lots would require bigger frontage and other setback dimensions.

--Mr. Sigler opined that flag lots should be 50' minimum frontage, but all agreed that either a note or another section should be devoted to rules governing flag lots and consensus favored Nan's suggestion that lot depth cannot be more than twice the width.

--re: point from which to measure ROW, Mr. Sigler noted guidance on page ZO-15 of current ordinance. Mr. MacLean opined that owners of parcels on smaller roads may be penalized, hence a sliding scale may be a solution in which the ROW would be 25' for NYS highways, less for Columbia County highways, and still less for Town roads—all to be measured from center of road. Also, it was suggested that the scale might be different from district to district.

Discussion also addressed the circular reasoning involved in determining the edge and the center of roads, i.e. if the center is the midpoint between the two edges of the road, how does one determine precisely where the edges are?

--Members asked for Nan to answer whether Maximum Lot Coverage % applies to OSCS? And if so, whether the OSCS lots are grouped together and averaged?

--Members tended to agree with Nan's responses to the last two questions from November 21, but request she again address all these questions briefly at the December 5 meeting.

To aid deliberations about editing the Carson Road District side setbacks, Donna Hoyt handed out a map showing lot sizes and dimensions for that part of the district lying along Carson Road and Blueberry Hill Road. She also pointed out that topography effectively reduces the buildable portion of several lots. All members present and Donna agreed that reducing the Side Yard Setback to 20', which is half the current requirement, is appropriate. All other dimensions for the Carson Road District in the draft Lot Dimensions Requirement table remain as drafted.

Following Madeleine Israel's informative discussion about Lower Rhoda on October 31, members present opined that the ZRC should reconsider its initial leanings toward business uses that might be permitted in the Lower Rhoda District. Accordingly, the committee deliberated again about business uses in that district. A key point in that discussion is that roads in that district are not town-owned and that their composition and narrow width render them problematic if used by an increased volume or size of vehicles. Consensus is that low impact home-based businesses may be permitted in the Lower Rhoda District, but not if there is a retail or other component to those businesses that is likely to increase the volume or size of delivery vehicles or customer vehicles in that neighborhood. Given that concept:

- bakery is permitted that bakes in the residence and delivers, but not as retail outlet in which customers or clients come to the premises;

- butcher, barber, beauty salon, tanning salon, computer/electronics sales/service, firearms sales/service, tattoo/body piercing, commercial cleaning/janitorial service, taxi/limo service, lawn/garden/landscape service, arborist/tree service, excavation contracting, building contracting, electrical contracting, plumbing/heating/cooling contracting, demolition services, blasting services, painting contracting, roofing/gutter contracting, snow removal contracting, logging contracting, day care (children), day care (adult), physician office, psychiatrist/psychologist office, dentist, chiropractor, physical/occupational therapy, massage service, alternative medicine are not permitted based on the supposition of significant increases in vehicular activity;

- furniture refinishing/repair, photography, tailor/seamstress, telemarketing facility/service, artisan/craftsman, architect, insurance, real estate sales/management, mail order sales, antique restoration, midwife, nursing/home care services, medical claims processing are permitted as long as they are low impact home-based businesses in accordance with the current draft (June 2010) definition.

Noting that Nan Stolzenburg will confer with the ZRC on December 5 and that significantly updated versions of the Use Table, Special Use guidance, and other features of Package #3 will be provided to members electronically for study before that meeting, this meeting adjourned at 9:00 p.m.