

**Town of Ancram  
Zoning Revisions Committee  
3 January 2011**

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

**Members Absent:** Kyle Loughheed, Jane Shannon

**Others Present:** Nan Stolzenburg, Donna Hoyt

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

After noting a correction about attendance, members approved minutes of the December 20 meeting.

The committee then discussed with Nan Stolzenburg lingering questions and thoughts about Version 6 of the Site Plan Review Section and about the draft law on Open Space Conservation Subdivisions, with the following results:

To improve the clarity of the site plan review section, the committee authorized Nan and the Chair to alter paragraph organization, headings, and verbiage. The committee also approved incorporating flow charts for commercial/multi-family review, major subdivision review, minor subdivision review, and single/two-family residential review in “user guide” information/application materials handed out by the Building Department, and recommended that a checklist of application information be compiled for use by the Building Department, Planning Board, and applicants.

Add double-wide manufactured homes to paragraph (10)(b) on page 25.

Correct the second paragraph labeled (10)(b) on page 25 to be (c).

Amend set-backs in paragraph (10)(c) on page 26—now corrected to be (10)(d)—to be “100 feet from all side and rear property lines, 50 feet from *public* road rights-of-way, and 50 feet from other dwelling units or agricultural structures.”

Terry Boyles will research to determine the most current fire regulations about distance between structures, especially between “trailers.”

Nan will insert verbiage in paragraph (10) to clearly convey that if the farm ceases to operate, or if the farm worker housing is no longer used to house legitimate farm workers, then the owner at that point has several options to comply with zoning requirements, including subdivision and “thinning”—i.e. removing some units formerly used for farm worker housing. Approved water supply and septic systems must be considered when reviewing all options.

After extensive debate, the committee opted (with Mr. Sigler’s dissent) to retain draft paragraph E2 on page 2 of the proposed Local Law on Open Space Conservation Subdivision calling for minimum street frontage per lot of 25 feet.

Looking ahead, Nan discussed the pros and cons of altering slightly the revisions sequence approved at the April 5, 2010, meeting. That approved sequence calls for the next chunk after Site Plan Review to be Section VIII E (Special Use Permits) followed by a chunk that includes Section II (Establishment of Districts), Section III (Use Regulations), and Section IV (Area & Bulk Regulations). The committee agreed with Nan that it would be more efficient to revise next a chunk comprising Section II (Use Regulations) and Section VIII E (Special Use Regulations). When revising Sections II and VIII E, the committee agreed to first revise application and review procedures before moving into maps, uses, and special uses.

The committee adjourned at 8:50 p.m.