

**Town of Ancram
Zoning Revisions Committee
30 August 2010**

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

Members Absent: Bonnie Hundt, Kyle Lougheed, Bob Mayhew, Bob Roche, Jane Shannon

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:07 p.m.

Members approved minutes of the August 23 meeting.

After discussion, all favored participation in land use training on Monday, September 13, in lieu of the regularly scheduled meeting. Greene County Economic Development, Tourism, and Planning—and Greene and Columbia County Planning Boards--in cooperation with the NYS Department of State offer two sessions: The first on Locally Unwanted Land Uses runs from 5:00-7:00 p.m. and the second on Municipal Regulation of Wind Energy Facilities from 7:15-9:15 p.m. at the Greene County Emergency Services Training Center in Cairo. There is no fee, but registration is required not later than September 8. The ZRC thanks Leah Wilcox for informing the committee about this training.

The committee then reviewed the latest update (Version 6) of the draft wind power law, which resulted from decisions at the August 23 ZRC meeting. Also examined were excerpts from NYSERDA and comments by Nan Stolzenburg contained in her August 27 email, and comments by attorney John Lyons in his August 30 email.

Deliberation initially focused on Section 3B and whether 30kW meets the electrical needs of most residences, small businesses, and agriculture. Based on all available research, the committee decided that:

1. a turbine with a generating capacity of 30kW or less is sufficient for residential needs and requests Ms. Stolzenburg amend Section 3B accordingly;
2. the committee is considering 50kW or less for small business needs, but requests additional information and recommendations from Ms. Stolzenburg about what striking differences in noise, visibility, or other factors that are likely to upset neighbors are commonly found in turbines of 50kW versus 30kW;
3. turbine generating capacity for agriculture is probably contained within existing Ag & Markets Law. If so, the committee requests Ms. Stolzenburg prepare language for turbine generating capacity for agricultural uses in Section 3B that is compatible with Ag & Markets Law and also amend Section 5A in accordance with Comment NS3.

The committee then considered Ms. Stolzenburg's and Mr. Lyons' comments and recommendations about noise level agreements and decided to delete Section 5F 4.

The committee decided to adopt Ms. Stolzenburg's and Mr. Lyons' recommendation at Comment PU5 (Mr. Lyons' Comment PU 25 in Version 5) to expand Section 6B 6 and requests Nan amend accordingly.

The committee accepts Nan's recommendation at Comment NS2 to revise Sections 5A and 5A2.

In line 7 of Section 5F 3 on page 3, correct "downward" to "downwind."

It appears that Section 6A on page 5 should be amended to coincide with revised wording of Section 6B 2b on page 7—i.e., change "shall include, but is not limited to, ten copies" to "an original, signed application plus nine copies...."

The ZRC accepts all other changes appearing in Version 6.

Turning to Site Plan Review, the committee examined Nan's responses to questions raised in the August 16 meeting and determined:

-re: A1a.3—demolition: agree with Nan's rationale, but question remains: Is requiring site plan review for demolition "overkill?" Should standards for safety and appearance of site be placed elsewhere in zoning law and left to CEO/BI to enforce as part of demo permit process?

-re: A1a.4—relocation: agree with Nan; keep it in list.

-re: para 6.8 of Comp Plan—See A1a.3 above. The Chair and Nan will confer.

-re: A1a.5—wording confused some; revise slightly for clarity. Chair and Nan will confer.

-re: A1a.6—agree; change "contraction" to more familiar term.

-re: A2a—agree with Nan that changes will be helpful.

-re: A2j—agree with Nan; remove.

-re: A2d and i—agree with Nan; look again at definitions and also specify days for sales.

-re: A2f and h—agree with Nan; leave in, at least until residential section is drafted.

-re: A2f and f—agree with Nan.

-re: A3—revision remains to be done.

-re: B—agree to go with Nan's preference.

-re: B3—agree that best course is to mesh Comp Plan and zoning law.

-re: B4—ten days is correct.

-re: all other questions and responses—agree with Nan; adjustments to be made.

With reminders that the next meeting will convene on Monday, September 20, the meeting adjourned at 9:00 p.m.