

**Town of Ancram
Zoning Revisions Committee
31 October 2011**

Members Present: Hugh Clark, Barry Chase, Don MacLean, Jim Miller, Jane Shannon

Members Absent: Terry Boyles, Barbara Gaba, Bonnie Hundt, Kyle Lougheed, Bob Mayhew, Bob Roche, Dennis Sigler

Others Present: Donna Hoyt, Madeleine Israel

The Chair called the meeting to order at 7:08 p.m. Lacking a quorum, no meeting occurred.

However, to avoid further delays in following up October 10 discussion about a potential Lower Rhoda R1 Zoning District and to research uses that may be incompatible with Lower Rhoda Homeowners Association requirements, members present talked with Madeleine Israel about the history, composition, and regulations of that sub-community. Among points of information:

- *There are 52-53 houses in the Lower Rhoda community. Although more than half of the residences are winterized, most receive only warm season use; approximately half a dozen residents live in Lower Rhoda year-round.

- *Being a member of the HOA is a residence owner's choice. Five houses on Four Corners Road are, by their choice, not part of Lower Rhoda HOA.

- *Original lots were 20' x 80'. Madeleine is not sure whether any ½ acre lots remain that could be developed.

- *The Lower Rhoda HOA owns the roads in the development and maintains Jackson Road and two other roads; other roads are maintained by residents living along those roads.

- *HOA owns 2-3 acres of Lower Rhoda lakefront property.

- *New York State owns and operates Camp Anne and typically pays \$5K in PILOT.

- *Many properties have additional buildings, such as equipment sheds and garages. (Mr. MacLean noted that these are pre-existing, non-conforming lots).

- *Madeleine opined that most residents would prefer the area remain completely residential, but might tolerate very low impact home-based businesses. However, the roads—which are not town-owned—are key. The composition and narrow width of Lower Rhoda roads renders them problematic when used by increased volume or size of vehicles.

Members opined that the full ZRC may want to reconsider its initial leanings toward the business uses that might be permitted in the Lower Rhoda district.

Although Comp Plan Detailed Strategy 8.16 mentions Four Corners Road, it appears that area and Four Roses Road area probably have no viable need to be designated as zoning districts.

Nan Stolzenburg will be present to confer with the committee on November 7.