

Town of Ancram
Zoning Revisions Committee
8 April 2013

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

Members Absent: Kyle Lougheed, Bob Mayhew, Jane Shannon

Others Present: Drew Hingson, Don Hoysradt, Ron Steed

The committee convened at 7:06 p.m., approved minutes of the 1 April 2013 meeting, reviewed edits in Ridgeline Protection Draft 8, and resolved final points about ridgeline protection text:

In Draft 8, the committee approved text at subsections 2c; 3h(2); 3h(3); 3i; 3i (1), (2), and (3); 4; 4a; and 4b.

When reviewing subsection H3i(4) regarding a formula for calculating cupola size, Mr. Sigler and others were concerned about the absence of a height dimension. Extensive discussion led to Section IV E (Area & Bulk Regulations, Height Exceptions) in the 1972 Ordinance. Following further deliberation, the ZRC voted to delete the formula currently at H3i(4) in Draft 8 and insert language that says a cupola must be screened if its aggregate coverage occupies more than 10% of the roof area and its height is more than 8 feet above the roofline. Members also want to emphasize that roof area refers to all slopes of the roof, not only the slope or plane that the cupola might be on. The committee authorized Nan and the Chair to insert such language before passing the draft to the Town Board.

Noting that subsections H3e and H3h(2) say that “conditions are placed on the [PB] approval to ensure that said vegetation is not removed,” Mrs. Hoyt voiced concern that a subsequent owner may not know about those conditions, remove the screening vegetation, and thereby despoil the ridgeline and simultaneously incur a violation. To ensure that those conditions are readily available if a potential buyer, realtor, or lawyer does a records search attendant to sale or transfer, members approved inserting language saying that such conditions of approval will be recorded in appropriate documents and maps. The committee authorized Nan and the Chair to insert such language before passing the draft to the Town Board.

These deliberations and decisions conclude ZRC recommendations about Supplemental Regulations H. Ridgeline Protection.

The Chair reviewed next steps in the zoning revisions process. The first step is two 2-hour training sessions that Nan and the Chair will conduct for the Planning Board, Zoning Board of Appeals, and Building Department. These sessions have two purposes: familiarize these officials with the zoning amendments and identify significant shortcomings that should be addressed before the zoning amendments are converted to a local law. It is anticipated that the first training session will occur in May with the second session a few weeks later. The

second step is conversion of the amended ordinance into a local law. The third step is review and updating of the subdivision regulations to bring them into consonance with the local law.

Noting that the ZRC has concluded all known work to revise the 1972 Zoning Ordinance and bring it into consonance with the 2010 Comprehensive Plan, the Chair cited the minutes of the 1 March 2010 meeting, the operating procedures established at that meeting, and the attitudes, actions, and expectations that were captured in an enclosure to those minutes.

To capture lessons learned, he requested members identify what ground-rules worked reasonably well, what didn't, and what changes members would suggest to a successor panel. Among the immediate responses were: meetings must occur weekly to ensure continuity of thought and action and preclude the need to constantly refresh memories as would occur with less frequent meetings; having Planning Board experience on the ZRC is very helpful and more interaction with current PB and Building Department members would also be very helpful; and having open debate and "round-table" opinions is useful. The Chair urged members to think about additional suggestions they would convey to any successor panel and to provide them via phone, email, or other means. Among the responses by 11 April were: select knowledgeable, industrious committee members; have no more than eight members on the committee; poll the total membership periodically for each viewpoint; discourage repetition of argument; and let Nan or the lawyer solve unknowns sooner.

Because the Zoning Revisions Committee has accomplished its appointed tasks, no date was established for its next meeting. However, the committee remains as appointed by the Town Board and next steps in the revisions process probably will require the ZRC to convene again to consider specific issues arising from training and as the amendments are converted to local law. The Chair will notify members as that need occurs.

With thanks to all members, and to participating citizens, and with special thanks to Nan Stolzenburg, the meeting was adjourned at 8:53 p.m.