

**Town of Ancram  
Zoning Revisions Committee  
9 May 2011**

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

**Members Absent:** Bonnie Hundt, Kyle Lougheed

**Others Present:** Donna Hoyt

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

Members approved minutes of the May 2 meeting and affirmed that no recusals were necessary for the current meeting.

The Chair updated members about the first package of zoning amendments, which will be delivered to the Town Board not later than 11 May, and also noted that Nan Stolzenburg provided a map of NYS Ag Districts. Members request Nan send a more detailed map showing overlap of NYS Ag Districts with hamlets.

The ZRC then agreed that no conference with Nan Stolzenburg is necessary on June 6, and that she should be scheduled for July 18. The ZRC will not meet on May 30 and July 4.

Using Use Table Worksheet—3d Edition, the committee then determined uses in the hamlet residential zoning districts. For pages 1-2, results were:

One and two-family dwellings not part of a subdivision, mobile homes not part of a mobile home park, and farm worker housing are permitted. ASPR would be required if one or more criteria of SPR Sub-Section G are met. Group homes, ECHO temp homes, and multi-family dwellings require SUP.

Discussion about FWH resulted in agreement that definition of FWH must include provision that FWH be on the farm parcel, regardless of whether it's in the NYS Ag District. If not on farm parcel, FWH is to be treated like any other residence. Also, definition of multi-family must be clarified to ensure it's 2-4 (anything larger is not permitted).

Accessory apartments within an existing structure are permitted. If they are an add-on to an existing structure, they are permitted upon ASPR. Guest houses require SPR. Garages, fences, swimming pools, pool houses/cabanas, and tennis courts are permitted. Ensure pool house and cabana are defined. Set-backs and other regulatory measures will be established in area and bulk regulations. Backyard greenhouses and playhouses are permitted up to a size to be determined; beyond that size, ASPR is required.

After deliberation about solar energy apparatus, members changed the use designations in all three hamlet business/residential districts from P/SUP (solar panels/apparatus that lie along the plane of the roof are permitted; other solar panels/apparatus are subject to SUP) to SPR. SPR will also be required in all hamlet residential districts.

NC Wind power turbine/tower requires SUP.

After extensive deliberation, outdoor wood furnaces are permitted in the hamlet residential districts. This determination was based on the premise that recently updated NYS laws/regulations requiring an 18 foot chimney, seasoned wood, etc should eliminate or sufficiently mitigate most situations of smoke and odor affecting neighbors, although it is possible that smoke may still affect the second floor of a two-story house on the same plane as, and close to, the outdoor wood furnace.

Self-storage pods up to a size to be determined and for a duration to be determined are subject to SUP.

Private helipads, private airfields, private aircraft hangars, private golf courses, private firing ranges, and private motor sports tracks/courses are not permitted in the hamlet residential districts.

Private bridges require SPR. Private barns/stables, private animal training arenas, and private horse courses require SUP. Private kennels are permitted. As noted in the April 11 minutes, "a definition must be developed to convey that this designation is intended to apply only to persons who are not operating a commercial kennel, are not selling dogs or pups as a business, and who harbor only a dog or a few dogs. Consensus was that noise and other town laws should be sufficient to address excessive barking and other nuisances."

Senior housing, bed & breakfasts, and multi-family dwellings require SUP. For senior housing, a note from the March 28 minutes applies: "senior housing may include housing for truly independent and fully capable seniors, but also then progresses through assisted living, and continuing care which are increasingly "hands-on" care and nursing services. These latter stages may warrant SUP. Further thought and deliberation will be brought to this category of use."

The committee determined that inns, motels, hotels, and lodges should not be permitted in the hamlet residential districts. Unlike a B&B, such facilities are likely to be of a scale and design that are not compatible with a residential neighborhood.

The meeting adjourned at 9:00 p.m.