

Local Law Filing

Town of Ancram Local Law No. __ of 2020

A Local Law Amending Miscellaneous Provisions of the Town of Ancram Zoning Law previously adopted on November 20, 2014, and as amended since, and Adding New Provisions.

Be it Enacted by the Town Board of the Town of Ancram, Columbia County, New York, as follows:

I. Title

This Local Law shall be known as the “A Local Law Amending Miscellaneous Provisions of the Town of Ancram Zoning Law previously adopted on November 20, 2014, and as amended since, and Adding New Provisions.”

II. Enactment

This Local Law is adopted and enacted pursuant to the authority and power granted by §10 of the Municipal Home Rule Law of the State of New York, Articles 2 and 3, and pursuant to Article 2 of the New York State Statute of Local Governments.

III. Purpose, Background and Findings

The purpose of this Local Law is to amend selected provisions of the Town of Ancram Zoning Law adopted on November 20, 2014, and as amended since (hereafter the “Zoning Law”), and to add some new provisions to the Zoning Law.

Further purposes are to implement the 2020 Town of Ancram updated Comprehensive Plan. The updated Plan outlined a variety of zoning changes needed to address ongoing and new issues facing the Town. These include new land uses in Ancram not addressed in the November 2014 zoning such as short-term rentals, special event venues, and spreading of biosolids and septage. The Plan also directed the Town to better address accessory uses, guest houses, number of dwellings per lot, and equipment sheds, among others. The Town of Ancram appointed a Zoning Review Committee to implement these recommendations made in the adopted Comprehensive Plan through updated zoning regulations. The amendments contained in this Local Law were drafted by the Zoning Review Committee with their consultants and submitted to the Town Board for review and adoption.

IV. Zoning Law Amendments

The Town of Ancram Zoning Law is hereby amended as follows:

For Local Law Amending Town of Ancram Zoning Law

1. Article II (E) (4) shall be amended to read as:

No more than one principal single family dwelling or one principal two family dwelling shall be permitted on each lot. No more than one principal use shall be permitted on each lot except as per Article V (A) (1) (d) and (e).

2. Replace Article III (Use Table) with the following updated table:

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Residential Uses:						
ECHO temporary home *	SUP	SUP	SUP	SUP	X	SUP
Farm-worker housing if on an actively farmed parcel	ASPR	ASPR	ASPR	ASPR	X	ASPR
Group home*	SUP	SUP	SUP	SUP	X	SUP
Manufactured home	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, ASPR if it meets criteria of Article VII (G)	X	P, ASPR if it meets criteria of Article VII (G)
One-Family dwelling	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, ASPR if it meets criteria of Article VII (G)	X	P, ASPR if it meets criteria of Article VII (G)
Two-Family dwelling	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, ASPR if it meets criteria of Article VII (G)	X	P, or ASPR if it meets criteria of Article VII (G)
Residential Accessory Uses:						
Accessory apartment within an existing structure** Not allowed when associated with a two-family dwelling.	P or ASPR if it meets criteria of Article VII (G) (1) (b)	P or ASPR if it meets criteria of Article VII (G) (1) (b)	P or ASPR if it meets criteria of Article VII (G) (1) (b)	P or ASPR if it meets criteria of Article VII	X	P or ASPR if it meets criteria of Article VII (G) (1) (b)

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
				(G) (1) (b) ASPR		
Accessory apartment in a new addition to an existing structure** Not allowed when associated with a two-family dwelling.	ASPR	ASPR	ASPR	ASPR	X	ASPR
Accessory Dwelling to single-family dwelling when Free-standing and less than 1,000 square feet in size	ASPR	ASPR	ASPR	ASPR	X	ASPR
Accessory Dwelling to a single-family dwelling when Free-standing and 1,000 square feet or more in size	SPR	SPR	SPR	SPR	X	SPR
Agriculture—animals as hobby/home use	SUP	SUP	P	SUP	X	P
Fence**	P	P	P	P	X	P
Garage	P	P	P	P	X	P
Greenhouse or Hothouse < 500 square feet*	P	P	P	P	X	P
Greenhouse or Hothouse 500 square feet or greater*	ASPR	ASPR	P	ASPR	X	ASPR
NC Wind power turbine/tower*	SUP	SUP	SUP	SUP	X	SUP
Outdoor wood furnace ¹ *	SUP	P	P	P	X	P
Playhouse <100 Square feet	P	P	P	P	X	P
Playhouse 100 square feet or greater	ASPR	ASPR	P	ASPR	X	P
Pool house/cabana	P	P	P	P	X	P
Private aircraft hangar*	X	X	SUP	X	X	X
Private airfield*	X	X	SUP	X	X	X
Private animal training arena*	SUP	SUP	P	SUP	X	P

¹ All outdoor wood furnaces shall meet all standards of Article V (D) and NYS ECL Part 247 (Outdoor Wood Boilers).

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Private barn/stable*	SUP	SUP	SUP	SUP	X	SUP
Private bridge	SPR	SPR	SPR	SPR	X	SPR
Private firing range*	X	X	SPR	X	X	SPR
Private golf course*	X	X	SPR	X	X	SPR
Private helipad*	X	X	X	X	X	X
Private horse course*	SUP	SUP	P	SUP	X	P
Private kennel*	P	P	P	P	X	P
Private motor sports track/course*	X	X	SUP	X	X	X
Self-storage pod placed less than 120 days (See also J(10))*	P	P	P	P	P	P
Self-storage pod placed 120 days or greater*	SUP	SUP	SUP	SUP	SUP	SUP
Solar energy apparatus installed along the plane of a roof*	P	P	P	P	P	P
Solar energy apparatus installed as free-standing or other mounting*	SUP	SUP	SUP	SUP	X	SUP
Swimming pool*	P	P	P	P	X	P
Tennis court*	SPR	P	P	P	X	P
Residential-Commercial Uses:						
Bed & Breakfast*	SPR	SUP	ASPR	SUP	X	SUP
Hotel*	SPR	X	SUP	X	X	X
Inn*	SPR	X	SUP	X	X	X
Lodge*	SPR	X	SUP	X	X	X
Motel*	SPR	X	SUP	X	X	X
Multi-Family including senior housing**	SUP	SUP	SUP	SUP	X	SUP
Assisted living/continuous care Nursing home, convalescent home, half-way house, cancer treatment facility*	SUP	SUP	SUP	SUP	X	SUP
Manufactured Home Park**	X	X	Allowed when approved by Town Board per Article V (A)(15)	X	X	X

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Short-Term Rental (See Article V, Supplemental Regulations related to Short-Term Rentals)*	SUP	SUP	SUP	SUP	X	SUP
Commercial Agricultural Uses:						
Agriculture – animals (* in hamlet)	P if in NYS Ag District, SUP if not	P if in NYS Ag District, SUP if not	P	P if in NYS Ag District, SUP if not	X	P
Agriculture—crops, hay	P	P	P	P	X	P
Aquaculture, Fish Hatchery (See Article V, D)*	SUP	SUP	P	SUP	X	P
Barns and Stables*	P if 1000 sf or less, ASPR if greater than 1000 sf and in in NYS Ag District; SUP if >1000 sf if not in NYS Ag District	ASPR if in NYS Ag District, SUP if not	P if 1000 sf or less, ASPR if greater than 1000 sf and in in NYS Ag District; SUP if >1000 sf if not in NYS Ag District	ASPR if in NYS Ag District, SUP if not	X	P if 1000 sf or less, ASPR if greater than 1000 sf and in in NYS Ag District; SUP if >1000 sf if not in NYS Ag District
Beekeeping	P	P	P	P	X	P
Christmas Tree Farm	ASPR	ASPR	P	ASPR	X	P
Class B Biosolid Land Application (on a farm operation only) with a valid NYS DEC registration or permit pursuant to 6 NYCRR Part 360 and as per Article VII (G) (6) (a) (11) with Footnote 2 ²	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in a NYS Ag District	X when not in a NYS Ag District; SUP if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District
Equipment shed when an accessory to	ASPR if in NYS Ag	ASPR if in NYS Ag	P if in NYS Ag	ASPR if in	X	P if in NYS Ag

² Except for application of Class A Biosolids, all other land application of biosolids not on a farm operation that is located in a NYS Ag District shall be prohibited.

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
an existing principal use	District, SUP if not	District, SUP if not	District, SUP if not	NYS Ag District, SUP if not		District, SUP if not
Equipment shed when a principal use	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)
Farm stand	ASPR	ASPR	P	ASPR	X	P
Fences**	P	P	P	P	X	P
Greenhouse, Hot house*	ASPR	SUP	P	SUP	X	P
Indoor or covered training arena*	SUP	SUP	ASPR if in NYS Ag District, SUP if not	SUP	X	ASPR if in NYS Ag District, SUP if not
Land Application of Recognizable and Non-recognizable Food Waste (on a farm operation only) with a valid NYS DEC registration or permit pursuant to 6 NYCRR Part 360 and as per Article VII (G) (6) (a) (11)	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District
Outdoor or uncovered training arena*	SUP	SUP	P	SUP	X	P
Septage Land Application (on a farm operation only) with a valid NYS DEC registration or permit and as per Article VII (G) (6) (a) (11) with footnote 3 ³	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in a NYS Ag	X when not in a NYS Ag District; ASPR if in	X when not in a NYS Ag District;	X when not in a NYS Ag District; ASPR if in NYS Ag District

³ All other land application of septage shall be prohibited.

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			District	NYS Ag District	ASPR if in NYS Ag District	
Silos/Bunk Silos	X	X	P if in a NYS Ag District, SUP if not	X	X	P if in NYS Ag District, SUP if not
Silvaculture/forestry (** for Commercial Logging)	X	X	P	X	X	P
Training track/course*	SUP	SUP	P	SUP	X	P
Winery, Cidery, Distillery, Brewery (processing)*	SUP, (in NYS Ag District P if <3000 sf, ASPR if 3000 sf or greater)	SUP, (in NYS Ag District P if <3000 sf, ASPR if 3000 sf or greater)	P if < 3000 sf, ASPR if 3000 sf or greater	X	SUP	SUP, (in NYS Ag District P if <3000 sf, ASPR if 3000 sf or greater)
Agriculture-Related Commercial Uses:						
Agri-tourism [not by farmer]	X	X	ASPR	X	X	ASPR
Agri-tourism [on-farm, farmer's own]	X	ASPR	P	ASPR	X	P
Cold Storage Facility	X	X	ASPR	X	X	ASPR
Commercial Kitchen [not by farmer]	SPR	SPR	ASPR	SPR	X	ASPR
Commercial Kitchen [on-farm]	SPR	ASPR	P	ASPR	X	P
Farm equipment sales/service	SPR	X	SPR	X	X	SPR
Farm market	ASPR	X	ASPR	X	X	ASPR
Feed sales/distribution [farmer's own]	ASPR	ASPR	P	ASPR	X	P
Feed sales/distribution [not by farmer]	SPR	X	SPR	X	X	SPR
Harvest storage/dist [farmer's own]	ASPR	ASPR	P	ASPR	X	P
Harvest storage/dist [not by farmer]	X	X	SPR	X	X	SPR
Shooting preserve*	X	X	SUP	X	X	X
Slaughterhouse [not on- farm]*	X	X	SUP	X	X	X
Slaughterhouse [on-farm]*	X	X	ASPR if in NYS Ag District, SUP If not	X	X	X
Tannery [not on-farm]*	X	X	SUP	X	X	X
Tannery[on-farm]*	X	X	ASPR if in NYS	X	X	X

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			Ag District, SUP if not			
Veterinarian/animal clinic/animal hospital *	SUP	X	SUP	X	X	X
Winery, Cidery, Distillery, Brewery — retail sales [as part of farm operation]*	X	X	SUP	X	X	X
Business Uses:						
Adult entertainment facility/service*	SUP	X	X	X	X	X
Alcohol/beverage sales/distribution	SPR	X	X	X	X	X
Amusement arcade	SPR	X	X	X	X	X
Antique restoration*	SUP	P for low impact home occupation only, X for all others	P for low impact home occupation only, SUP for all others	P for low impact Home Occupation only, X for all Others	X	P for low impact home occupation only, SUP for all others
Antique sales	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Appliance sales/service	SPR	X	X	X	X	X
Art gallery	SPR	X	SUP	X	X	SUP
Artisan/craftsman, e.g. glass, furniture, metal	SPR	P for Low impact Home Occupation only, X all others	P for Low impact Home Occupation only, SUP all others	P for low impact Home Occupation only, X for all Others	X	P for Low impact Home Occupation only, SUP all others
Auctions*	SUP	SUP	SUP	SUP	SUP	SUP
Auction house (agricultural items including animals and equipment)	X	X	SUP	X	X	SUP
Auction house (non-agricultural items)	SPR	X	X	X	X	X
Auto body repair/paint shop*	SUP	X	X	X	SUP	X

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Auto towing	SUP	X	P for low impact home occupation with no repair on premises, X all others	X	X	P for low impact home occupation with no repair on premises, X all others
Auto/trailer rental office/parking area	SPR	X	X	X	X	X
Automotive sales/service	SPR	X	X	X	X	X
Bakery	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	No retail, P for low impact Home Occupation only SUP for all others	X	P for low impact Home Occupation only, SUP all others
Bank/financial institution	SPR	X	X	X	X	X
Barber or Beauty Salon	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Baseball hitting facility*	SUP	X	X	X	X	X
Bowling alley*	SPR	X	X	X	X	X
Butcher	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Camp, campground, campsite, summer camp, camping unit including RVs or Tents for educational, recreational or vacation uses*	X	X	SUP	X	X	SUP
Car wash	SPR	X	X	X	X	X
Casino	X	X	X	X	X	X

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Cemetery (public)	X	X	SPR	X	X	SPR
Clinic	SPR	X	SUP	X	X	SUP
Commercial airfield	X	X	X	X	X	X
Commercial bus station	X	X	X	X	X	X
Commercial cleaning/janitorial services	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Commercial Flea market	SUP	X	SUP	X	X	SUP
Commercial kennel*	X	X	SUP	X	X	SUP
Commercial Race track/course animal	X	X	X	X	X	X
Computer/electronics sales/service	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Consignment/thrift sales	SPR	X	P for low impact Home Occupation only, X all others	X	X	P for low impact Home Occupation only, X all others
Construction equipment/supplies	SPR	X	X	X	X	X
Contracting Office and Structures for excavating, construction, electrical, plumbing, heating, cooling, painting, roofing, gutter, snow removal, blasting services*	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Convenience store	SPR	X	X	X	X	X
Counseling center, alcohol/drug treatment center, abuse treatment center, rehabilitation facility	SPR with no overnight facility, SUP for an overnight facility	X	SUP	X	X	X
Day care (adult or children)*	P	P for low impact	P for low	X	X	P for low impact

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
		home occupation only X for all others	impact home occupation only SUP for all others			home occupation only SUP for all others
Day spa	SPR	X	SUP	X	X	SUP
Demolition services	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Discount store/plan/club	SPR	X	X	X	X	X
Distance learning facility	SPR	X	SUP	X	X	SUP
Driving range, Golf*	X	X	SUP	X	X	X
Dry Cleaners—cleaning facility	SUP	X	X	X	SUP	X
Dry Cleaners—drop off/pick up shop	SPR	X	SUP	X	X	X
Electric [vehicle] charging station	SPR	X	X	X	X	X
Electronic entertainment sales/rent/svc	SPR	X	X	X	X	X
Employment agency	SPR	X	P for low impact home occupation only X for all others	X	X	P for low impact home occupation only X for all others
EMT/ambulance service	SUP	X	SUP	X	X	SUP
Equipment rental center	SUP	X	SUP	X	X	SUP
Fair/circus permanent facility	X	X	Only if permitted in a FBD	X	X	Only if permitted in a FBD
Fair/circus/similar temporary event	SUP	X	SUP	X	X	SUP
Firearms sales/service	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Firing range [Indoor only]*	SUP	X	X	X	X	X
Florist	SPR	X	P for low	X	X	P for low impact

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			impact Home Occupation only, SUP all others			Home Occupation only, SUP all others
Food & beverage establishment ^{4*}	SPR	X	SUP	X	X	X
Funeral home/services, crematory (human or animal)	SPR	X	X	X	X	X
Furniture refinishing/repair	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupation only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Furniture sales	SPR	X	X	X	X	X
Garbage/rubbish/trash removal*	SUP	X	SUP	X	X	SUP
Gasoline filling station*	SUP	X	X	X	X	X
Gift shop	SPR	X	P for low impact Home Occupation only, X all others	X	X	P for low impact Home Occupation only, X all others
Glass sales/service	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Golf, 9 or 18 hole course*	X	X	SUP	X	X	SUP
Grocery store	SPR	X	X	X	X	X
Hardware	SPR	X	X	X	X	X

⁴ Includes banquet hall/catering, restaurant, café, coffee shop, bar/grill/pub/cocktail lounge, take-out restaurant, ice cream parlor, accessory snack bar.

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Health spa/club, commercial swimming pool, Physical fitness facility/gymnasium	SPR	X	X	X	X	X
Home Occupation, Low Impact*	P	P	P	P	X	P
Home Occupation, High Impact*	SUP	SUP	SUP	X	X	SUP
Hospital*	SUP	X	X	X	X	X
Hunting preserve/Shooting Preserve*	X	X	SUP	X	X	SUP
Extracting Water for Off-Premise Consumption	X	X	SUP	X	X	SUP
Hydro-fracturing for well water for consumption on premises	P	P	P	P	SUP	P
Hydrogen fuel cell facility for distribution to vehicles*	SUP	X	X	X	X	X
Instruction, Performing arts, martial arts	P	X	P for low impact home occupation only, SUP for all others	X	X	P for low impact home occupation only SUP for all others
Jewelry and Clothing Retail*	SPR	X	X	X	X	X
Laboratory— medical test/diagnostic*	SPR	X	SUP	X	SUP	SUP
Laboratory—animal research facility	X	X	SUP	X	SUP	SUP
Laundry—commercial or self-service Laundromat*	SUP	X	X	X	X	X
Lawn/garden/landscape service, arborist, tree services	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Logging contracting	X	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Building Materials, Retail 20,000 sf or less	X	X	SUP	X	X	SUP
Mail order distribution	SPR	X	X	X	X	X
Man Camp/Worker Camp	X	X	X	X	X	X
Massage service	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Medical claims processing	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	P for low impact Home Occupation only, X for all Others	X	P for low impact home occupation only SUP for all others
Medical eqpt/supplies sales/distrib/svc	SUP	X	X	X	X	X
Membership club/facility*	SUP	X	SUP	X	X	SUP
Midwife	P for low impact or major home occupation only SPR for all others	P for low impact home occupation only X for all others	P for low impact or major home occupation only,	P for low impact Home Occupation only, X for all Others	X	P for low impact or major home occupation only, X for all others
Miniature Golf*	SUP	X	X	X	X	X
Motor vehicle track/course*	X	X	X	X	X	X
Moveable Vending*	SUP	SUP	SUP	SUP	SUP	SUP
Movie theater	SPR	X	X	X	X	X
Nursing/home care services	P for low impact or minor home occupation only SPR for all others	P for low impact home occupation only X for all others	P for low impact home occupation, SUP for all others	P for low impact Home Occupation only, X for all Others	X	P for low impact home occupation, SUP for all others
Parking area	SPR	X	X	X	X	X

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Party eqpt/supplies sales/rental	SPR	X	X	X	X	X
Pawnshop	SPR	X	X	X	X	X
Performing arts venue	SPR	X	Only if permitted in a FBD	X	X	Only if permitted in a FBD
Pest control/exterminator	SPR	X	SUP	X	X	SUP
Pet shop: sales/eqpt/supplies	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Pharmacy	SPR	X	X	X	X	X
Photography	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupation only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Physician, psychiatrist, psychologist, dentist , chiropractor, physical/occupational therapy, alternative medicine office	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	P for low impact home occupation only X for all others	X	P for low impact home occupation only SUP for all others
Pitch & Putt Driving Range/Ball Field*	X	X	SUP	X	X	SUP
Pool/billiards hall*	SPR	X	X	X	X	X
Pre-school	SPR	X	SUP	X	X	P for low impact Home Occupation only, SUP all others
Printing/engraving	SPR	X	P for low impact Home Occupation	X	SUP	P for low impact Home Occupation only,

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			only, SUP all others			SUP all others
Private/religious school, day school, boarding school, charter school, performing arts school, business/trade school (not college or university)*	SUP	X	SUP	X	X	X
Professional office ⁵ *	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	X	⁶	P for low impact home occupation only X for all others
Radio/TV station office/studio	SUP	X	X	X	X	X
Retail Communications sales/svc	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Retail stores, not otherwise listed separately *	SPR	X	X	X	X	X
Retreat Center/Conference Center*	SUP	X	SUP	X	X	SUP
Self-storage Facility*	SUP	X	SUP	X	X	X
Septic sanitation service	SUP	X	SUP	X	X	SUP
Shopping center (Multi-business structure)*	SUP	X	X	X	X	X
Skating or skateboard facility [Indoor & Outdoor]*	SUP	X	X	X	X	X
Small animal grooming	SPR	P for low impact	P for low	P for low	X	P for low impact

⁵ Including but not limited to attorney, legal services, financial services, accounting, tax preparation, architect, engineer, bail bondsman, insurance, real estate sales or management, publishing, mail order sales

⁶ Offices associated with a use allowed in the I-1 District shall be allowed as an accessory use and reviewed together with the principal use.

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
		home occupation only SUP for all others	impact home occupation only SUP for all others	impact home occupation only SUP for all others		home occupation only SUP for all others
Small engine repair	SUP	X	P for low impact home occupation SUP for all others	X	X	P for low impact home occupation SUP for all others
Solar energy eqpt sales/distribution/service	SUP	X	SUP	X	X	SUP
Special Event Facilities*	SUP	SUP	SUP	SUP	X	SUP
Tailor/seamstress	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupation only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Tanning salon	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact home occupation only SUP for all others	X	P for low impact Home Occupation only, SUP all others
Tattoo/body piercing	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact home occupation only SUP for all others	X	P for low impact Home Occupation only, SUP all others

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Taxi/limousine service: ofc/parking	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	X	X	P for low impact home occupation only X for all others
Telemarketing facility/service	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupation only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Telephone and cable sales and service	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Tent rental	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Tourist information/services	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Transmission towers	SUP	X	SUP	X	SUP	SUP
Welding shop	SUP	X	P for low impact home occupation only SUP for all others	X	SUP	P for low impact home occupation only SUP for all others
Wind energy eqpt sales/distribution/service	SUP	X	SUP	X	X	SUP
Yoga and meditation	SPR	X	P for low	X	X	P for low impact

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			impact home occupation only SUP for all others			home occupation only SUP for all others
Industrial Uses:						
Concrete production/distribution	X	X	X	X	SUP	X
Concrete Products Manufacture	X	X	X	X	SUP	X
Composting Facility*	X	X	SUP	X	SUP	SUP
Food processing/distribution facility*	X	X	SUP	X	SUP	SUP
Foundry (large: manufacturing heavy duty products)*	X	X	X	X	SUP	X
Foundry (artisan/hobby/blacksmith)*	SUP	X	SUP	X	SUP	SUP
Fuel and oil bulk storage/distribution *	X	X	SUP	X	X	X
Furniture manufacturing facility (see Article V (D))	X	X	SUP	X	SUP	SUP
Gravel mining*	X	X	SUP	X	X	SUP
Hazardous waste collection/disposal	X	X	X	X	X	X
Hydro-fracturing for gas	X	X	X	X	X	X
Light Manufacturing*	X	X	Only if permitted in a FBD	X	SUP	X
Major pipeline, gas compressor station	X	X	X	X	X	X
Manufactured housing manufacturing/distribution	X	X	X	X	SUP	X
Manufactured housing sales office	SPR	X	SUP	X	X	SUP
Medical eqpt/supplies manufacture	SUP	X	Only if permitted in a FBD	X	SUP	Only if permitted in a FBD
Moving & Storage	X	X	X	X	SUP	X
Natural gas/propane bulk storage and distribution	X	X	X	X	X	X
NC Wind Power*	X	X	X	X	SUP	X
Nuclear power plant	X	X	X	X	X	X
Oil and natural gas exploration,	X	X	X	X	X	X

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
extraction, drilling, production, processing, storage of waste or natural gas ancillary uses						
Paving/blacktop contracting office and parking of vehicles, no storage of pavement material on site	SUP	X	SUP	X	X	SUP
Paving/blacktop plant	X	X	X	X	X	X
Pipe yard	X	X	X	X	X	X
Private Bridge	X	X	X	X	SPR	X
Quarry*	X	X	X	X	X	X
Recycling facility (small, unobtrusive)*	SUP	X	SUP	X	X	SUP
Recycling/transfer facility (large)*	X	X	X	X	X	X
Sawmill*	X	X	SUP	X	SUP	X
Scrap/salvage yard	X	X	X	X	X	X
Solar energy eqpt manufacture	SUP	X	SUP	X	SUP	SUP
Solar energy apparatus installed along the plane of a roof*	X	X	X	X	P	X
Solar energy apparatus installed as free-standing or other mounting*	X	X	X	X	SUP	X
Staging Area as an ancillary use to natural gas exploration, extraction, drilling, production, processing, storage of waste	X	X	X	X	X	X
Stump grinding/mulching facility*	X	X	SUP	X	X	X
Transmission facilities [e.g. substations]	SPR	X	SPR	X	X	SPR
Trucking Center	X	X	X	X	X	X
Warehouse (large, tractor-trailer traffic)*	X	X	X	X	X	X
Warehouse*	SUP	X	SUP	X	SUP	SUP
Water Well Drilling/boring business office and parking of vehicles, no storage of materials on site	SUP	X	SUP	X	X	SUP
Wind energy eqpt manufacture	SUP	X	SUP	X	SUP	x

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USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Public/Civic Uses:						
Detention/correction facility	X	X	X	X	X	X
Government offices/facilities	SPR	X	X	X	X	X
Non-profit organization offices	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	P for low impact home occupation only, X for all others	X	P for low impact home occupation only X for all others
Parks	SPR	SUP	SPR	SUP	X	SPR
Paths/trails	SPR	SUP	SPR	SUP	X	SPR
Playgrounds	SPR	SUP	SPR	SUP	X	SUP
Religious worship facility	SPR	SPR	SPR	SPR	X	SPR
Reservoir/water treatment facility	SUP	SUP	SUP	SUP	SUP	SUP
Sewage treatment facility*	SUP	SUP	SUP	SUP	SUP	SUP
Swimming pools	SPR	SUP	SPR	SUP	X	SPR
Water tower*	SUP	X	SUP	X	SUP	SUP
Library	SPR	X	X	X	X	X
Museum	SPR	X	SUP	X	X	SUP
Tourist information booth	SPR	X	SUP	X	X	SUP

* Indicates that there are supplemental development standards associated with this use in Article V (D). Article V (D) also has standards that pertain to all retail, and service business uses.

** Indicates that there are supplemental development standards associated with this use in Article V (A).

3. Article V (A) (1) (a) shall be amended to read as follows:

a. Accessory Apartments and Free-standing Accessory Dwellings.

1. Accessory apartments within an existing structure are a permitted use in all districts except I-1, where they are prohibited, and may need an abbreviated site plan review (ASPR) if criteria of Article VII (G) (1) (b) are met.
2. Accessory apartments in a new addition to an existing structure are permitted with an ASPR pursuant to Article VII in all districts, except in I-1, where they are prohibited.
3. Free-standing Accessory Dwellings associated with a single-family dwelling are permitted with ASPR/SPR in all districts as per the Use Table, except in I-1, where they are prohibited.
4. Conversions of single family to three or four family dwellings shall be considered a multi-family use and shall follow applicable standards as established in this local law.
5. In all cases, only one accessory apartment within an existing structure or one free-standing accessory dwelling shall be allowed per lot, but not both.
6. No accessory apartment or free-standing accessory dwellings shall be allowed when on the same parcel as a two-family residential structure.

4. Article V (A) (1) (b) (9) shall be amended to read as follows:

When an existing single-family dwelling is altered to accommodate an accessory apartment, all construction associated with adaptation of the existing structure shall be performed in a manner that retains and enhances the character of the structure. The design and construction of the adaptation of the accessory structure shall further be compatible with the parent structure on the premises and with the overall character of the neighborhood.

5. Article V (A) (1) (d) shall be amended to read as follows:

1. An accessory structure may be established on a vacant lot prior to any principal use only pursuant to Article V (A) (1) (f). Any structure placed on a vacant lot and used as a dwelling for any period of time is then a dwelling and shall be considered the principal use.
2. Accessory structures not attached to principal buildings shall be located no closer to the principal building than 12 feet or a distance equal to the height of each accessory building, whichever is greater. This shall not apply to barns, silos, corn cribs, or other structures used for agricultural purposes.

In a residential district, (the Ancram/Ancramdale Hamlets B/R, Ancram, Ancramdale, Boston Corner (AH R2) and RhoR1 districts), and the I-1 district, accessory uses not enclosed in a building, including swimming pools and tennis courts, may not be located in front yards of such lot and shall be distant not less than 20 feet from any lot line.

In the Ag and CarsRd districts, accessory uses not enclosed in a building, including swimming pools and tennis courts, shall be at least 20 feet from any lot line, shall not be located in any required front yard setback, and shall be set back a minimum of 100 feet from the road edge.

No truck over one ton capacity or boat shall be parked or stored, whether registered or un-registered on any residential lot in the R-2 District except in the rear yard and not closer than the required side yard to any side lot line.

3. Accessory buildings shall not exceed the height regulations of the applicable zoning district.
4. Setbacks for accessory structures shall be the same as that allowed for the principal use pursuant to Article IV, Table 2, except where otherwise noted.
5. An accessory structure may require an ASPR pursuant to Article VII (G) (1) (b). If an accessory building is proposed at the same time with a principal residential use that also requires an ASPR, then one ASPR process shall be sufficient for review and approval of both uses.

6. Article V (A) (1) sections (e) and (f) shall be added to read as follows:

- e. Free-Standing Accessory Dwellings.
 1. Any free-standing accessory dwelling that does not conform to all principal building lot size, density, frontage, yards, setbacks, and other dimensions of the Zoning Law, Table 2, for the district in which it is proposed may not be subdivided from the lot to become a principal dwelling. Such structure shall conform to Article V (A) (1) (d) (2) and all other setback and dimension requirements for an accessory structure including Article V (A) (1) (c) (1), (2), (3), (6-11).
 - a. Free-standing accessory dwellings that are 1,000 square feet or more of building footprint shall conform to all principal building lot size, density, frontage, yards, setbacks, and other dimensions of the Zoning Law, Table 2, for the district in which it is proposed.
- f. When an Accessory Building is Constructed on a Vacant Lot Prior to a Principal Use.
 1. A building or structure normally considered an accessory structure, including but not limited to an equipment shed, may be constructed on a vacant lot prior to establishment of a principal use only with a Building Permit and shall be considered the principal structure and use on such lot until such time as another principal structure/use is established.
 2. All lot size, setback, height, lot coverage, road frontage, buffer or other dimensional requirements of this Zoning Law shall be met at the time the structure/use is constructed or initiated. Under no circumstances shall a non-conforming lot be created.
 3. At such time as a second structure is erected on the lot so that it becomes the principal building or structure, the first structure previously established shall thereafter be considered an accessory structure. In such case, all requirements for accessory buildings or uses of Article V (A) (1) (d) shall be met in addition to such requirements for any principal structure or use.

4. In all circumstances, structures placed or constructed on a vacant lot and intended to be used for temporary or permanent residential purposes, including but not limited to recreational vehicles and campers, shall be considered the principal use and as such, shall meet all related requirements of this Zoning Law.
 - a. The vacant lot shall have, at the time of construction, a lot area no less than the minimum specified for a residential use for the zoning district.
 - b. All accessory structures/uses shall satisfy all setback requirements set forth for a principal structure within the zoning district.
 - c. At such time as a second structure is erected on the lot so that it becomes the principal residential structure, the first structure previously established shall then be considered an accessory structure/use.

7. Article V (A) (6) (a) and (b) shall be added to read as follows:

- a. To protect neighbors and the environment from unprofessional logging practices, a logging permit issued by the Zoning Enforcement Officer is required for any commercial logging activity that proposes harvesting more than 50,000 board feet of timber as measured by the international "1/4" log rule in any successive twelve months. This shall also include commercial logging operations that use a portable log chipping plant to process the equivalent of more than 50,000 board feet, or an equivalent weight, of whole-trees or tops/limbs for pulp at the site of forest operations by chipping, shredding, or grinding. Landowners who are cutting less than 50,000 board feet of timber for their own use or for sale shall be exempt from this section.
- b. No unattended burning of slash shall be allowed.

8. Article V (A) (6) shall be amended to add (f) as follows:

- f. No logging permit shall be issued until a performance guarantee is posted in accordance with the requirements and procedures specified in Sections 274-a (7) and 277(9) of the New York State Town Law and of Local Law #1 of 2004. The performance guarantee shall be in the form of a check deposit into an escrow account established by the Town, or a performance bond. The amount and sufficiency of such performance guarantee shall be determined by the Zoning Enforcement Officer after consultation with the Town Highway Department, Town Attorney, the Town Engineer, other local officials, or other Town designated private consultants. The performance guarantee shall remain in effect until completion of the logging operation and inspection by the Zoning Enforcement Officer or the Town of Ancram Highway Superintendent. The Town shall utilize such performance guarantee to make any repairs needed to roads, bridges or culverts damaged by the logging operation. Upon acceptable inspection, or full repair of damaged infrastructure, the Zoning Enforcement Officer shall release any unused portion of the performance bond to the applicant.

9. Article V (A) (11) shall read as follows:

Exception to lot frontage requirements may be granted for lots designed as "flag lots" in any zoning district provided that:

- a. In the opinion of the Planning Board, the character of the land precludes typical subdivision development, or a unique and desirable lot can be created;

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- b. The purpose of creating the flag lot is not to circumvent typical subdivision with internal street development and does not negatively impact the continuing use of farmland. Flag lots are not permitted where they will increase the number of lots accessing roads in the Town of Ancram;
- c. The proposed lot has a minimum “Lot Frontage” of twenty-five (25) feet, as measured along the right-of-way of the fronting highway throughout the entire length leading to the buildable portion of the lot and there shall be 100 feet width at the actual building line;
- d. The required setbacks can be met when measured from the point where the lot meets the required minimum lot width for that zoning district.
- e. The minimum driveway width for a flag lot is 10 feet.
- f. The flagpole portion of the lot shall not be considered in determining the area of the lot.
- g. Land subdivisions shall be restricted to minor subdivisions or where necessary in a major subdivision to eliminate direct access to roads. Subdivisions with two or more flag lots are prohibited unless the subdivision is part of a major subdivision.
- h. The flagpole portion of the flag lot shall be under the same ownership as the flag portion of the lot.

10. Article V (A) (20) shall be replaced to read as follows:

- A. Purpose Statement: The purpose of this section is to regulate the size, illumination, movement, materials, location, height, and condition of all signs for exterior observation for the following reasons:
 - 1. Preserve the rural character of Ancram, and to provide reasonable, yet appropriate conditions for identifying businesses and services offered.
 - 2. Reduce traffic hazards by restricting certain signs, including those with lights and/or motion, which may increase risk of accidents created by distracting driver’s attention or obstructing vision.
 - 3. Preserve attractiveness, maintain open spaces, and avoid the appearance of clutter.
 - 4. Ensure that signs are constructed and maintained in a structurally sound and attractive condition.
 - 5. Ensure compatibility with surrounding landscape and architecture including, but not limited to, areas of historic significance and in hamlet areas.
 - 6. Encourage the aesthetic quality in the design, location and size of all signs.

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7. Protect and encourage an attractive economic, business, and overall physical appearance of the community.
 8. Signs shall be compatible with the use of the property to which they are appurtenant and with the landscape and architecture of surrounding buildings.
- B. Interpretation: This section shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this section is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this section which can be given effect without the invalid provision.
- C. Exempt Signs. Signs require Planning Board approval and a permit from the ZEO, except for the following signs that are exempt in all districts from the requirements of this law and shall require no permit or approval by the Planning Board.
1. Permanent signs having a maximum of 6 square feet per side.
 2. Building mounted residential signs with a maximum 4 square feet per side.
 3. Temporary signs placed for no more than 60 days (maximum 20 square feet per side) including seasonal signs used by farm stands and farm markets, to be removed not more than seven days after the event concludes.
 4. Municipally sponsored and non-commercial event banners, memorial signs, historical markers or tablets, names of buildings, and dates of erection when cut into any necessary surface or when constructed of bronze, stainless steel, or similar material. Such banners, signs and markets shall not exceed 12 sq. ft. in area per side and may be placed on public buildings or structures.
 5. Any sign erected or maintained by the Town, County, State or federal government, or required to be posted by the municipality such as but not limited to traffic or other municipal signs, legal notices, and such temporary, emergency, or non-advertising signs as may be authorized by the Town Board.
 6. A non-commercial use of a bulletin board sign is allowed if it is connected with a church, museum, library, school, and public structures, with one per premise (maximum 20 square feet per side) provided the sign is located on the premises.
- D. Signs in Agriculture, R-2, RhoR1, and CarsRd Districts: No sign of any kind may be erected or established in any Agriculture or Residential District except issued pursuant to this Law as follows:
1. One freestanding sign and one building mounted sign are allowed per each permitted non-residential use in any B/R or other business district, and when associated with a commercial farm operation, or other permitted business in the Ag, R-2, RhoR1, and CarsRd districts. The Planning Board may require that a freestanding sign be placed within a landscaped base. Seasonal farm stands shall be allowed to have more than one freestanding sign provided the signs are removed upon the farm stand's closing at the end of the growing season. Farm markets shall

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be allowed to have more than one freestanding sign provided the signs are removed upon the farm market's seasonal, annual, or permanent closing. A commercial use of a bulletin board sign instead of a freestanding sign is allowed one per premise (maximum 20 square feet per side) provided the sign or bulletin board sign is located on the premises.

2. Signs for low impact and high impact home occupation shall be allowed pursuant to Article V (D) (Home Occupations). One sign, not exceeding two square feet in size per side shall be allowed for low impact home occupations. One sign, not exceeding four square feet in size per side shall be allowed for high impact home occupations.
 3. Freestanding signs may have an aggregate total face area of not more than 24 square feet, with no more than two sides, and shall not exceed 12 feet in height. Signs shall be no nearer than 10 feet to any property line or road, whichever requires the greater set back.
 4. Building signs mounted parallel to a building facade may not be more than 12 inches from the principal building to which they are attached.. Projecting signs mounted on a building shall have the top edge of the signboard not exceed the height of the wall from which the sign projects or extend beyond the bottom of any second story window, if attached to a multi-story building. The distance from the ground to the lower edge of a projecting sign shall be at least eight feet.
 5. Dwellings for five or more families may display signs having an aggregate total face of not more than 12 sq. ft. , and not projecting beyond the principal building on the lot more than 12 inches.
- E. Signs in Hamlet B/R Districts:
1. One freestanding sign, and one building mounted sign are allowed per each permitted non-residential use. A commercial use of a bulletin board sign instead of a freestanding sign is allowed one per premise (maximum 20 square feet per side)_provided the bulleting board is located on the premises.
 2. The Planning Board may require that a freestanding sign be placed within a landscaped base. The face area of a freestanding sign shall not exceed 24 square feet.
 3. A principal building with more than one tenant is permitted a sign that is no larger than 24 square feet as the freestanding sign for the premises. Each individual business in the multi-business building will be allowed one sign to mark their individual entrance that is no larger than four square feet.
 4. For building mounted signs, one sign shall be allowed with the total surface display area not exceeding one square foot per lineal foot of principal frontage of the lot, but not to exceed 50 sq. ft. in area
 5. The top of ground mounted signs shall not extend more than 8 feet above the ground level.

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6. Where a corner lot faces two principal streets, only one such frontage shall be considered the "principal frontage for sign placement." In the case of a corner lot such square foot sign area may be increased by an additional 0.5 sq. ft. lineal foot of frontage of the lot on the secondary street but not to exceed 25 sq. ft. Such signs in general business districts shall not project more than 12 inches beyond the principal building on the lot.
 7. A new business, or a business in a new location, awaiting installation of a permanent sign, may use a portable sign for a period of not more than 60 days or until installation of a permanent sign, whichever occurs first. Such portable sign must meet all the requirements of this Law.
- F. In Industrial District (I-1): One freestanding sign having an aggregate total face area of not more than 36 sq. ft. may be displayed, provided that such signs shall be located no nearer than 10 feet to any property line and provided the top of such signs shall not extend more than 15 feet above ground level. Necessary traffic directional signs shall be permitted.
- G. Off-Premise Signs: All off-premise signs are prohibited except for directional signs and other signs which are expressly exempt from regulation under this Zoning Law. All billboard signs are prohibited.
- H. Directional signs may be erected in any district, providing such signs shall not exceed 4 sq. ft. in area per establishment. Such sign shall conform to applicable regulations of the district in which they are located, shall be grouped on community sign poles to the maximum extent feasible. Temporary directional signs shall be allowed without Planning Board review. However, permanent directional signs shall be approved by the Town Planning Board.
- I. Projecting Signs: No sign may project into any public right-of-way.
- J. Subdivision Signs: Subdivided lots may have non-illuminated signs within the limits of the subdivision, or adjoining property in the same ownership, having an aggregate total face area of not more than 50 square feet. The permit for such signs shall be issued for a period of one year, each following a determination by the ZEO/CEO that the signs have been repainted or are in good condition in each case. Subdivision signs shall be removed after all lots are sold.
- K. Roof Signs: No sign shall be placed on the roof of any building or above the roof line of any building. However, signs placed on a porch roof or other subordinate roof of a building shall be allowed provided the sign does not project above the highest roof line of the building.
- L. Neon-type lighted signs and portable signs mounted on wheels are not allowed. Non-flashing, neon signs are allowed only in windows, provided they are inside the building.
- M. Illuminated Signs: Illuminated signs shall not exceed 12 square feet per side. Illumination of signs shall not be of intermittent or varying intensity or produce direct glare beyond the limit of the side property line. Red, green, and amber lights of such

shape and hue that may be confused with official traffic lights and signals shall be prohibited. Any illuminated sign shall use only lights emitting a light of constant intensity, and no sign, including electronic message center signs shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. Electronic Message Center signs shall be allowed only when there are no moving or flashing letters or graphics and letters are static and monochromatic on a gray or black background. All bare incandescent light sources and immediately adjacent reflecting surfaces shall be shielded from view. No revolving or neon signs shall be allowed. No illuminated sign shall be placed or directed to cause beams of light to be cast on any public highway, sidewalk, or adjacent premises or to cause glare or reflection that will be a traffic hazard or nuisance. The Planning Board may require an illuminated sign to be turned off two hours after the close of business. All electronic message center signs shall be equipped with automatic dimming capabilities.

- N. Banners: Temporary use of banners for no more than 60 days is permitted when associated with a commercial use. No such banners shall exceed 12 sq. ft. in area per side. Banners may be placed on commercial buildings or in associated parking lots or lawn areas but shall not be placed in road right-of-way's or in any location that obstructs vehicular sight distances. No sign or part thereof shall contain or consist of pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. These devices, as well as year-round use of strings of lights, shall not be used.
- O. Window Signs: Interior window signs may occupy up to 50% of a window. The Planning Board shall determine the percent of coverage up to 50% based upon the size and location of the window and other particular circumstances.
- P. Placement of Temporary Signs. No such sign shall be attached to a tree or utility pole.
- Q. All non-residential signs shall be reviewed by the Planning Board for approval of a sign permit before a permit is issued by the Zoning Enforcement Officer/CEO.
- R. Procedures and Sign Permits.
 - 1. No sign shall be erected without a permit from the Planning Board, except those listed in sub-section (20 (C)) above.
 - 2. An applicant may seek sign permit approval in conjunction with a special use or site plan application and no separate sign application shall be required. If no site plan or special use permit approval is required, signs shall be permitted and approved by the Planning Board prior to issuance of building permits.
 - 3. Upon approval of an application for a sign permit by the Planning Board, the Zoning Enforcement Officer shall issue a sign permit.
 - 4. Information to be submitted to the Planning Board shall include a scale drawing of the sign, dimensions, materials, and method of illumination, method of structural support, colors, location on the land, and name of sign owner responsible for maintenance of the sign. The Planning Board will accept a hand-drawn illustration of the sign to convey the above information.

- S. All signs must be kept clean, neatly painted and free from all hazards, such as but not limited to, faulty wiring, loose fastenings, and must be maintained at all times in such safe condition so as not to be detrimental to the public health or safety. Any sign not in use shall be removed within six months after cessation of business.
- T. Violations. In the event of violation of any of the foregoing provisions, the ZEO/CEO shall give written or personal notice, specifying the violation to the owner of the sign and the owner of the land upon which the sign is erected, sent to the addresses as stated in the application for the sign permit, to conform or remove such sign. The owner shall then ensure the sign conforms to the regulations within 30 days from the date of said notice. In the event such sign is not brought into conformance within 30 days, the building inspector shall thereupon revoke the permit, and such sign shall be removed by the owner of the sign (and/or) the owner of the land.
- U. If the building inspector shall find that any sign regulated by this Law is unsafe or insecure, or is a menace to the public, he shall give written notice to the named owner of the land upon which the sign is erected, who shall remove or repair the said sign within 30 days from the date of said notice. If the said sign is not removed or repaired, the building inspector shall revoke the permit issued for such sign, as herein provided, and may remove or repair said sign and shall assess all costs and expenses incurred in said removal or repair against the land or building on which such sign was located. The building inspector may cause any sign which is a source of immediate peril to persons or property to be removed summarily and with-out notice.

11. Article V (D) Individual Standards for Selected Uses shall be amended to add the following subsections to read as follows:

Auctions

- a. The following auctions shall be exempt from requiring a special use permit:
 - 1. Raffles, silent auctions, and similar events conducted as fund-raisers by tax-exempt churches, social organizations, the fire company, and similar non-profit organizations when those fund-raising events are secondary to a featured event such as a community dinner.
 - 2. Auctions at residential, farm or business properties, which are a one-time event occurring over the course of no more than 3 days, such as an estate sale or farm sale.
 - 3. Non-profit fund-raising auctions referred to in Article V (D) (a) (1) are exempt from requiring a special use permit, exempt from requiring a CEO operating permit, and exempt from any Town fees that may be established by the Town Board for auctions, but shall meet all other requirements of Article V (D) Auctions.
 - 4. One-time auctions referred to in Article V (D) (a) (2) are exempt from requiring a special use permit, but shall require a CEO operating permit, shall pay any Town fees that may be established by the Town Board for auctions and shall meet all other requirements of Article V (D) Auctions.
- b. Before approving a SUP, the Planning Board, (or in the case of auctions as defined in Article V (D) (a) (2), the CEO) shall review and approve the applicant's plans to minimize traffic congestion; assure that sight lines and access to driveways and roads are not impeded; provide off-street parking for all anticipated participants of the event to the maximum extent possible; and otherwise assure that sanitation, noise, litter, waste

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management, and other likely effects of the auction are considered and eliminated or mitigated to the maximum extent practicable.

- c. No outdoor auction shall be situated within any front, side or rear yard setback.
- d. All sign requirements of Article V (A) (20) of this local law shall be met.

Land Application of Septage and Class B Biosolids

- a. The purposes are to:
 - 1. Prohibit land application of septage and Class B biosolids in Ancram, except when used specifically to benefit a farm operation as defined in this Zoning Law when that farm operation is located in a NY State Certified Agricultural District and is consistent with 6 NYCRR Part 360.
 - 2. To mitigate off-site impacts to surrounding landowners.
 - 3. To ensure that all Federal and State permit requirements, rules and procedures are followed.
 - 4. To establish a review process using the ASPR procedure established in the Town of Ancram Zoning Law for farms in a manner that is consistent with the protections extended to farm operations via the NYS Agriculture and Markets Law, Section 305-a and 6 NYCRR Part 360.
 - 5. To ensure maximum protection of the environment when such activities do take place.
- b. Land application of septage and Class B biosolids shall be prohibited except as allowed pursuant to Article III (A) (Use Table) of the Town of Ancram Zoning Law.
- c. Land application on farm operations located in a certified New York State Agricultural District as allowed by Article III (A) shall require ASPR pursuant to Article VII, Site Plan Review) (G).

Recreational Vehicle (RV)

- a. No person shall park or leave standing any recreational vehicle on any public road in the Town of Ancram.
- b. Parking and Use of Recreational Vehicles on a Lot having a Principal Structure.
 - 1. A recreational vehicle that is parked and stored and not actively in use for temporary recreational residential purposes shall be considered an accessory structure and no such recreational vehicle shall be parked within any required front, side or rear yard setback. A recreational vehicle may be parked between the required front yard setback and a principal or accessory structure only if the recreational vehicle is not visible from the public street by way of topography, vegetation or fencing and provided there is adequate room between the setback line and principal structure.
 - 2. A recreational vehicle actively used for temporary recreational residential purposes for 15 days or less shall be allowed to be parked and used on a lot without a permit from the Town of Ancram provided (b) (i) (setbacks and visibility) are met. For temporary recreational residential purposes for 16 to 60 days, a RV Use permit shall be required from the Town of Ancram. The Town may grant an additional 60-day extension for continued use of the RV beyond this time period only in the event housing is needed during rebuilding or repairs following an emergency or disaster.

- The Town of Ancram RV Use permit shall ensure at a minimum that adequate potable water, electricity, and regular pumping out and proper disposal of sewage will be provided for.
3. In all instances in which recreational vehicles are used for residential use, all health and safety standards including regular pumping out and proper disposal of sewage, a potable water supply, electrical power source, and safe wiring shall be provided for.
- c. Parking and Use of Recreational Vehicles on a Vacant Lot.
1. No recreational vehicle shall be parked within any required front, side or rear yard setback on a vacant lot.
 2. A recreational vehicle may be used as temporary living quarters for recreational purposes on a vacant lot for no more than 60 days per year.

Short-Term Rentals

- a. Purpose: This sub-section allows for short term rental (STR) of residences in the Town of Ancram in recognition that such use benefits homeowners, attracts tourists, and boosts the local economy. The Town of Ancram 2019 Comprehensive Plan establishes the policy to allow for STR in a manner that also avoids adverse effects on community character. These provisions are designed to strike a balance between the benefits of STR while protecting the surrounding community and neighborhoods. Further objectives of this sub-section are to ensure that STR land uses in the Town of Ancram do not adversely affect:
1. the primarily agricultural and residential nature of Ancram's neighborhoods, and its hamlets;
 2. property values;
 3. the supply of affordable long-term residential housing within the Town;
 4. public safety; and
 5. ambient noise levels, traffic and parking on local roads, or cause an increase in litter or trash.
- b. Prior to commencement, all STR uses shall require a Special Use Permit pursuant to Article VI of the Town of Ancram Zoning Law approved by the Planning Board and subject to the submission requirements and conditions of this sub-section. An approved special use permit shall be valid for one year and then eligible for renewal pursuant to (b) (5) of this sub-section.
1. In addition to other special use application requirements, all special use permit applications for a short-term rental use shall include the following:
 - a. A site plan of the property showing: all buildings; driveways or private roads used for access; the Town, County or State Road(s) to which the property has access; the tax parcel boundaries of the property; the property address; and the location and dimensions of any planned off-street parking. Such site plan need not be to scale.
 - b. A floor plan drawn to scale, clearly showing which rooms are designated bedrooms for rental, and a written description detailing the total number of bedrooms and bathrooms inside the building available for rental use.

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- c. Photograph(s) of the outside of all structures on site and existing or proposed parking area(s), with dimensions showing there is sufficient parking in a designated area, preferably not in the front yard, for at least one car per bedroom.
 - d. A copy of the most recent Town of Ancram property tax bill showing payment or other proof of payment.
 - e. If STR property septic certification is not on file with the Town Building Department, the applicant must present certification by a licensed professional engineer that existing septic meets Columbia County Department of Health code and is sufficient for stated occupancy by both homeowner and tenants.
 - f. Planning Board approval of a STR SUP is conditional and shall not be complete until applicant produces a certificate of insurance and paid premium receipt manifesting liability insurance coverage for the premises which includes coverage of liabilities arising from the use of the property for STR purposes and potential liability claims by STR tenants.
 - g. Contact information including name, address, email address, and telephone number, for the owner, operator, or owner's designated representative.
 - h. A STR application fee, as may be established by the Town Board and listed on the Town's Schedule of Fees.
2. Inspections. The Special Use Permit process for a STR use shall include an initial inspection of the land and buildings on the premises by the Town of Ancram Code Enforcement Officer. Consent to such inspection shall be a condition of application.
- a. Further, all STR special use permit renewals shall also require an inspection as part of the renewal review and process.
 - b. A satisfactory inspection from the Code Enforcement Officer shall be mandatory for the issuance of any STR special use permit and its renewal.
 - c. The property owner shall provide the Code Enforcement Officer with reasonable access to the entire premises in which STR tenants will be housed so as to insure the safety of building for owner and tenants alike. The Code Enforcement Officer's inspection shall be conducted so that he/she can make a determination that the premises is in compliance with all applicable Federal, State and local laws, rules and regulations, including but not limited to, the New York State Uniform Fire Prevention and Building Code, the New York State Code Supplement, Columbia County Department of Health regulations, and any applicable provisions of the Town of Ancram Town Code, including this Zoning Law.
 - d. An application to conduct a STR use shall be denied if the Code Enforcement Officer determines pursuant to an inspection of the premises, and an inspection of Town Records, that the premises is not in full compliance with all applicable Federal, State and local laws, rules and regulations, including but not limited to, the New York State Uniform Fire Prevention and Building Code, the New York State Code Supplement, Columbia County Department of Health regulations, and any applicable provisions of the Town of Ancram Town Code, including this Zoning Law. Property owners denied a permit on this basis shall be permitted to re-apply for a permit after remedying the non-compliance to the satisfaction of the Code Enforcement Officer after an inspection.
3. Occupancy standards.

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- a. Premises occupancy for all STR uses shall be limited to a maximum of 4 bedrooms with a total of 2 tenants 12 years of age or older per bedroom, plus 2 accompanying children under the age of 12 per bedroom.
 - b. Tenant bedrooms for rental shall be limited to being within the principal dwelling and/or one accessory building.
 - c. Visitors of STR tenants shall not remain as lodgers overnight if their presence exceeds occupancy standards at Section (b) (3) (a), above.
 - d. The owner, operator, or designated representative of the STR property owner shall be available and shall respond on site at the STR property within 30 minutes of being notified of a complaint by any one of the following: the Town of Ancram CEO; a Town of Ancram elected official; the NYS Police; or the Columbia County Sheriff's Department.
 - e. All noise standards pursuant to the Town of Ancram Ordinance #1, May 20, 1997, and to the Town of Ancram Zoning Law Article V (A) (9) (e), or to any successor laws, ordinances or standards shall be met including that noise levels shall not exceed 55 dBA at the property line, except for agriculture, unless where noted.
 - f. There shall be no vehicular parking in connection with any STR use on any Town, County or State road, unless on-street parking is currently allowed.
 - g. Coincidental use of a STR for Special Events.
 1. STR facilities planned, designed, marketed, or rented as both a STR and as a location for holding special events as defined in this Zoning Law shall require a separate special use permit and shall be subject to all special event regulations pursuant to Article V (D) (Special Events Facilities).
4. Fees: A fee for the initial special use permit for an STR use and for its renewal shall be established by the Ancram Town Board and posted on the Town's Fee Schedule.
5. Renewals.
- a. A STR renewal application shall include the following:
 1. A STR renewal application shall include all submissions pursuant to (b) (a) (1) of this sub-section.
 - b. The Planning Board shall, during the review for a STR renewal, evaluate any complaints that have arisen related to such STR. The history, type, number, and resolution of such complaints shall be a factor in denying or approving a STR renewal. All renewal applicants shall be required to obtain from the CEO, a letter issued within 30 days of the renewal application confirming that there are no outstanding violations for the premises, and shall submit that letter with the renewal application.
 1. Failure of the property owner or designated representative to respond promptly in accordance with the requirements set forth in Section 6 (Enforcement), shall be considered by the Planning Board and may be a potential ground for a decision to deny renewal of the permit. A denial of the permit renewal application by the Planning Board must be done in writing and shall include an explanation in reasonable detail of the grounds for its decision, which decision shall be furnished to the applicant. Persons aggrieved by the decision of the Planning Board shall have the right to seek judicial review of the decision by a proceeding brought pursuant to Article 78 of the New York State Civil Practice Law & Rules.

- c. Any non-compliance with the requirements of this Short-Term Rental section of the Zoning Law shall be reviewed by the Planning Board and such non-compliance may be a basis, in whole or in part, for denial of the application for renewal of the permit.

6. Enforcement

- a. STR Contact: The owner, operator, or designated representative of the STR property owner shall be available and shall respond on site at the STR property within 30 minutes of being notified of a complaint by any one of the following: the Town of Ancram CEO; a Town of Ancram elected official; the NYS Police; or the Columbia County Sheriff's Department. All STR permit-holders must maintain an up-to-date contact person for such purposes, and it shall be the affirmative responsibility of the permit holder to promptly notify the CEO of changes to contact information. The owner shall provide to the Town, at the time of SUP initial and renewal applications and thereafter as necessary, current information for the contact person, including the name, address, phone number, and email address. It shall be the affirmative responsibility of the property owner to ensure that the Town always has the most current contact information for the designated local contact person. The contact person must be available at all times for the purpose of responding to complaints regarding the condition, or operation of the STR, or conduct of occupants of the STR, and must respond promptly to any such complaints.
- b. Should a complaint be registered with the Town of Ancram regarding the condition or operation of an STR use, or regarding the conduct of STR occupants, the owner or designated representative shall allow the CEO access to the premises for the purpose of conducting an investigation and/or inspection about such a complaint.
- c. If the owner is not the contact person and available to meet the 30 minute response time, they must designate a local contact person or other agent as the owner's agent for service of legal process and all other notices.
- d. Enforcement of STR permits shall be pursuant to the Town of Ancram Zoning Law Article IX.

7. Pre-Existing STR

Zoning Law Article II (E) states: "No land or building shall hereafter be used, occupied, erected moved or altered unless in conformity with the regulations specified for the District in which it is located." Further, Article III (A) (1) states "No lot, building or premises shall be erected, altered, or used that does not comply with one or more of the uses designated in the following table for each zoning district." And further, Article III (A) (3) states "Uses not included in the Use Table shall be considered prohibited." STR uses have not been defined or listed among the allowed uses of the preceding Zoning Law in the Town of Ancram. Thus, prior to the adoption of this STR law those uses were prohibited in the Town of Ancram and were illegal uses, and thus shall not qualify to continue as valid nonconforming uses upon the adoption of this Zoning Law. Thus, all STR uses, whether currently (and illegally) in existence or whether proposed, shall be subject to the STR permitting provisions of this Zoning Law.

Amnesty period. Any property owner engaged in short-term rental use prior to the adoption of the provisions of this Zoning Law applicable to STR uses, may continue that use without a special use permit for a period of 180 days beginning on the effective date of this Local Law and no enforcement action shall be taken by the CEO against that use during that period for conducting the use without a permit. Upon the expiration of the 180

day period, all short-term rental uses in the Town of Ancram shall only be conducted pursuant to a valid special use permit issued pursuant to the applicable terms of this Local Law. Beyond this temporary 180 day amnesty, there shall be no grandfathering of any short-term rental uses conducted prior to the adoption of this Zoning Law.

Special Events Facilities

- a. Purpose. This section establishes a permit process and standards for the development and operation of Special Event Facilities as defined in this Zoning Law. These regulations are necessary to reduce impacts of special event activities to surrounding properties so that Special Event Facilities do not result in an incompatible land use.
- b. The provisions set forth under this section shall apply in all zoning districts in the Town of Ancram.
- c. Exemptions. The following shall be exempt from the provisions of this section:
 1. Accessory Uses. Uses that are accessory to a single-family residential use including private parties, gatherings, and similar activities that are not subject to a use agreement between a private individual or group and the homeowner.
 2. School and Religious Facilities.
 3. State, County or Town Public Parks and Public Recreational Facilities and activities of the Ancram Fire Company
- d. Permit Process. All Special Event Facilities as described under this section require a Special Use Permit approved and issued by the Town of Ancram Planning Board pursuant to Article VI of this Zoning Law.
 1. The Special Use Permit process shall also require site plan review and approval conducted concurrently with the Special Use Permit review. In addition to submissions required by Article VI and VII of the Zoning law, the Special Use Permit application shall also include: a detailed plot plan drawn to scale showing all uses to be included in the facility; a description of all uses planned at the facility, including maximum number of guests, times of operation, number of events planned, days of week on which events are planned; a map showing the location and distance of the facility to the surrounding residences within 1,000 feet of the planned facility; a general map showing the location of the facility in relation to topography, and all information required as set forth in this sub-section or required by the Planning Board.
 2. All special use permits for Special Event Facilities shall be valid for one year, and then upon renewal the special use permit shall be valid for three years.
- e. Special Event Facility Standards. Special Event Facilities are subject to the following operation and development standards at all times:
 1. Event Management Plan. The owner/operator shall maintain an event management plan that includes but is not limited to all applicable conditions of approval, approved Special Use Permit and site plan, traffic management plan, site map

showing all surrounding noise receptors identified during the special use permit review process, and all other operational limitations as may be imposed by the Planning Board. A copy of the event management plan shall be provided to the Building Department and must be available for their on-site inspection as needed.

2. Noise Control.
 - a. Noise levels at any adjoining property lines shall not exceed 55 dBA pursuant to Article V (A) (9) (e) of the Town of Ancram Zoning Law.
 - b. As part of the special use permit application, the Planning Board may require a noise analysis. Subsequent to special use permit approval, the Town is authorized to conduct field-testing to verify noise levels, or the Town may require the property owner to hire an acoustical consultant to conduct field-testing for submittal to the Town of Ancram Building Department as part of their inspection requirements.
 - c. Music and other sounds, whether live, recorded, or amplified, shall commence no earlier than 10:00 AM and cease not later than 10:00 PM on Sunday through Thursday nights and not later than 12:00 midnight on Friday and Saturday nights.

- f. Traffic and Circulation. The Special Use Permit application shall include a traffic management plan. The traffic management plan shall be reviewed by the Planning Board with input from the Town of Ancram Highway Department and/or other appropriate State or County highway departments to determine matters of traffic safety, traffic volume and road adequacy. The traffic management plan shall show and describe how it will meet or address the following:
 1. There shall be approved access conforming to appropriate road standards. If required by law, any Special Event Facility shall receive approval from those Town, County or State Highway or DPW departments, as the case may be, prior to final approval of the special use permit by the Planning Board. The applicant shall submit all such approvals to the Planning Board
 2. All access roads, whether private roads, common driveways, or driveways, shall be adequate to handle proposed traffic volume and vehicle types. The Planning Board may require the applicant to consult with Town, County or State highway departments to ensure that any bridge or culvert leading to the site is adequate for traffic related to the facility. Pursuant to Article VI, the Planning Board is authorized to engage its own consultants and professionals as needed to assist in the review of a special events facility special use permit review and such cost shall be borne by the applicant.
 3. Adequate ingress and egress shall be provided for all emergency vehicles to the satisfaction of the Ancram Fire Company and other emergency providers.
 4. A traffic control plan shall be developed to ensure for an orderly and safe arrival, parking, and departure of all vehicles, and to ensure that traffic will not back-up or block private easements, county roads, intersections, or private driveways.
 5. The Planning Board may condition their approval by requiring parking attendant(s) to direct traffic into the facility and towards available parking onsite during the arrival of guests. When so required, attendants shall also direct traffic leaving the facility at the conclusion of the event.
 6. The site plan and traffic management plan shall show location of all permanent or

temporary direction signs on driveway entrance(s) and within parking lots to ensure orderly flow of traffic. Temporary directional signs shall be placed prior to all events and promptly removed at the conclusion of the event.

- g. Public Health. Special Event Facilities shall provide proof that a potable domestic water supply and an on-site sewage disposal system has been approved to accommodate all special events by the Columbia County Health Department prior to final approval by the Planning Board.
- h. Setbacks. The following setbacks shall be maintained at all times:
 - 1. No part of any event facility shall be located closer than required front, side and rear setbacks established for the zoning district in which it is located. Depending on site conditions, the Planning Board is authorized to require additional setbacks to mitigate or minimize adverse impacts that may be identified.
 - 2. All temporary structures such as parking lots, tents, stages and dance floors shall also abide by all setbacks, and their location must be identified on the site plan.
- i. Lighting. All lighting shall comply with the following requirements:
 - 1. The site plan shall show all proposed structure and site outdoor lighting. A lighting plan shall be required as part of the site plan review and shall conform to all lighting requirements of Article V (A) (9) (f) and Article V (A) (14) of the Town of Ancram Zoning Law.
 - 2. All outdoor lighting associated with the special event shall be turned off after closing of the event and when the event venue is not operational. Parking lot lighting may remain on for a longer period if specified under a condition of the special use permit.
 - 3. All outdoor lighting shall be located, fully shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. Depending on topography of the site, the Planning Board may require analysis of lighting impacts from other sensitive locations such as but not limited to locations across a valley that may have direct view access to the site.
- j. Signage.
 - 1. All signs shall meet the requirements of Article V (A) (20) with the following exceptions:
 - a. Only one freestanding sign up to 24 square feet is permitted per facility, subject to the other requirements of Article V (A) (20).
 - b. The sign shall not be internally illuminated or electronic but may be indirectly illuminated. Any sign lighting shall be turned off after the event and when the facility is not in use.
 - c. Temporary directional signage is allowed during event activities for parking and traffic flow as well as any required by the Planning Board for safety measures along access roads.
- k. Dust Control. Dust on any dirt road used for access to the site and on driveways and parking areas shall be minimized by reducing vehicle speeds. The Planning Board may require as a special use permit condition, that during visibly dry conditions, the operator apply water or other approved dust palliatives.

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- I. Parking. On-site parking shall be provided in accordance with Article V (A) (17) except that there shall be enough space to accommodate 1 space per 2 seats or 1 space for every 2 persons plus one space per employee or support staff based upon maximum building or event occupancy, whichever is greater.
 1. Parking lots serving special event facilities may be paved or graveled. To prevent overbuilt paved or graveled parking lots, the Planning Board may limit the size of any parking lot to satisfy 85% of the anticipated peak demand or maximum capacity of a special event venue.
 2. The Planning Board may approve a grass parking area only when site conditions are adequate to ensure personal, vehicular and environmental safety. The Planning Board may deny permission for grass parking in any instance in which the Planning Board deems site conditions or maintenance inadequate to ensure such safety. When parking is proposed to be located on a grassed area, the following information shall be submitted to and evaluated by the Planning Board:
 - a. Topography: Slopes shall be shown on the site plan, and proposed grass parking areas shall be on level or nearly level grounds.
 - b. Soil Stability: A soil map and narrative shall be submitted and show that soil texture, structure, and porosity shall be such that a solid and stable base for vehicular traffic will be provided with little potential for compaction, wetness, or erosion.
 - c. Traffic Circulation: The site plan shall show all ingress, egress and internal traffic patterns and how such vehicular circulation will be marked, controlled, and managed on all driveways, internal roads, and grassed areas during an event. The Planning Board shall ensure pedestrian safety as part of the traffic circulation plan.
 - d. Maintenance: A narrative shall be provided to the Planning Board describing maintenance practices for all grassed parking areas.
 - e. Any other information deemed pertinent by the Planning Board.
 3. All parking lots shall be placed to the side or rear of structures to the maximum extent feasible. The Planning Board may require landscaping to screen and buffer the parking lot as per Article V (A) (17) when they are proposed to be placed in a location visible from public roads or places.
 4. Regardless of parking lot surface, the Operator shall ensure adequate parking is available for Persons with Disabilities. Such parking shall meet all Americans with Disabilities Act requirements.
- m. Neighbor Notification of Public Hearing. In addition to the public hearing notice requirements in Article VI, notification to neighbors about the public hearing to be held by the Planning Board as part of its review of the special use permit application, or subsequent special use renewal, shall be accomplished as follows:
 1. The Planning Board shall require a notification provided by certified mail to all owners of real property within 1,200 feet of the exterior boundaries of the parcel 30 days prior to the date of the public hearing to consider a special use permit application or a special use permit renewal application.

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- n. Operational Limitations.
 - 1. No Special Event Facility shall be allowed to exceed an attendance level of 500 people, including guests and support staff, nor may any special event last longer than 2 consecutive days, not including set-up and take down.
 - 2. For properties located in or within 500 feet of a certified New York State Agricultural District, the Owner/Operator shall sign an agricultural disclosure notice acknowledging the right-to-farm pursuant to the Town of Ancram Right to Farm Law indicating that facilities may be subject to inconveniences related to agricultural activities taking place on adjacent properties.
- o. Complaints and Enforcement. The Town of Ancram Zoning Enforcement Officer shall enforce all requirements of the Town of Ancram Zoning Law and specific conditions that may be imposed by the Planning Board pursuant to Article IX.
- p. Planning Board Review Criteria. The following factors shall be assessed in the processing and review of a special use permit application pursuant to this section. No special use permit application shall be granted unless the Planning Board finds that the Special Event Facility, as approved, complies with all of the standards and operational limitations set forth in this Zoning Law for special event facilities, and that it will be compatible with surrounding land uses as follows:
 - 1. The design of the special events facility in terms of its physical and operating characteristics shall be compatible with existing land uses in the neighborhood, district, and Town.
 - 2. The intensity of the use proposed shall be compatible with the density of the surrounding area. The Planning Board may take into consideration the size of the parcel proposed for the Special Event Facility and the size of surrounding parcels.
 - 3. The distance to surrounding noise receptors, including residences, from the Special Event Facility is such that adverse impacts are eliminated or mitigated.
 - 4. The type of sound generated by the Special Event Facility shall be considered and the location where amplified and non-amplified music may take place shall be considered.
 - 5. The location of noise producing activities such as stages, party areas, speakers, temporary tents, and dance floors, including whether such activities may take place entirely within enclosed structures, partially enclosed structures, or in outdoor areas and their proximity to surrounding noise receptors shall be considered.
 - 6. The allowed number of events per year, frequency of events, and allowed number of guests and support staff that may occupy the site at any given time shall be considered.
- q. Renewals. In reviewing applications for the renewal of a Special Events special use permit, the Planning Board shall review all operations of the site, determine how well the facility meets the special use permit conditions imposed by the Planning Board previously, especially meeting conditions relating to noise, lighting impacts and traffic, evaluate whether any issues or complaints have arisen, and shall review an up-to-date site plan and event management plan.
 - 1. For the renewal process, the Town of Ancram Zoning Enforcement Officer shall prepare a report indicating his or her opinion on compliance and identify any

issues or complaints that have been brought to the attention of the Building Department. A public hearing shall be held, and all neighbors notified as per Section (F) (10) (Special Event Facility Standards) (Neighbor Notification) of this section. Upon review of a renewal application, the Planning Board may approve, approve with modifications or deny the special use permit renewal.

2. The Planning Board shall, during the review for a special events facilities special use permit renewal, evaluate any complaints that have arisen related to such facility. The history, type, number, and resolution of such complaints shall be a factor in denying or approving a renewal. All renewal applicants shall be required to obtain from the CEO, a letter issued within 30 days of the renewal application confirming that there are no outstanding violations for the premises, and shall submit that letter with the renewal application.
 1. Failure of the property owner or designated representative to respond promptly in accordance with the enforcement provisions set forth in this Zoning Law shall be considered by the Planning Board and may be a potential ground for a decision to deny renewal of the permit. A denial of the permit renewal application by the Planning Board must be done in writing and shall include an explanation in reasonable detail of the grounds for its decision, which decision shall be furnished to the applicant. Persons aggrieved by the decision of the Planning Board shall have the right to seek judicial review of the decision by a proceeding brought pursuant to Article 78 of the New York State Civil Practice Law & Rules.
3. Any non-compliance with the requirements of this Special Event Facilities section of the Zoning Law shall be reviewed by the Planning Board and such non-compliance may be a basis, in whole or in part, for denial of the application for renewal of the permit.

12. Article VII Site Plan Review (G) Heading shall be amended to read as follows:

Abbreviated Site Plan Review for Single-Family and Two-Family Dwellings Not Part of a Subdivision, and for Agricultural Buildings and Agri-Tourism Operations and for Certain Agricultural Uses.

13. Article VII Site Plan Review (G) (1) shall be amended in its entirety to read as follows:

1. Applicability

The uses of land listed below shall be reviewed using the process of Abbreviated Site Plan Review (ASPR).

- a. Any use listed in the Use Table as requiring ASPR.
- b. Any single family or two-family dwelling, including mobile homes and accessory apartments, shall meet all procedures and requirements for an abbreviated site plan review if they are proposed on a parcel of land in the Town of Ancram that:
 1. Contains more than twenty five percent (25%) of the total acreage of the parcel in slopes that are greater than fifteen percent (15%), or

2. Contains a wetland regulated by the New York State Department of Environmental Conservation (NYS DEC) or United States Army Corps of Engineers, or
 3. Contains a New York State Department of Environmental Conservation Regulated Stream, Class C(t) or C(ts) or higher, or
 4. Contains a structure listed on the State or Federal Register of Historic Places, or
 5. Appears on the Land Evaluation and Site Assessment (LESA) Farmland Prioritization Map (at Appendix 6 of the Ancram Agriculture and Farmland Protection Plan) or is within five hundred (500) feet of a farm operation, or
 6. Has principal dwelling that equals three thousand (3,000) square feet or larger building footprint, or
 7. Is intended to be used for farm worker housing.
- c. Any agricultural structure that is larger than three thousand (3,000) square feet building footprint and any agri-tourism operations shall meet all the procedures and requirements for an abbreviated site plan review pursuant to Sub-Section G (6).
- d. Any land application of septage and Class B biosolids on a farm operation as defined in this Zoning Law located within a New York State Certified Agricultural District, except that ASPR shall not apply to the land application of the following:
1. Class A Biosolids;
 2. Animal manure;
 3. Recognizable and non-recognizable food wastes as provided for in 6 NYCRR Part 360. Note that land application of non-recognizable food processing waste is a registered activity pursuant to 6 NYCRR Part 360 and all provisions of Part 360 must be complied with to maintain registration for such land application;
 4. Disposal and/or storage of farm generated waste as provided in 6 NYCRR Part 360.
- e. All new single family and two-family dwelling structures, and any accessory structures that require an ASPR and that are proposed to be located within the R/SSPOD are strongly encouraged to follow design and siting standards of Article V (B).

14. Article VII Site Plan Review (G) (6) Section Heading Only shall be amended to read as follows:

6. Abbreviated Site Plan Review for Agricultural Buildings and Agri-tourism Operations and Certain Agricultural Uses.

15. Article VII Site Plan Review (G) (6) shall be amended to add new subsection (11) to read as follows:

11. For land application of Class B biosolids or septage:

- (a) ASPR is not required for any land application of Class A Biosolids in any district in Ancram.

- (b) Where allowed pursuant to Use Table at Article III (A), land application of septage and all Class B biosolids shall require ASPR.
- (c) The Town of Ancram shall ensure that the land application of septage and Class B biosolids on a farm operation located within a NYS Certified Agricultural District is directly connected to the production activities of the farm. The Planning Board shall review the site plan application pursuant to ASPR procedures to ensure that:
 - 1. the land to be used for such application is in agricultural production or planned to be placed into production. If there is no crop history or use of land for agriculture, or explicit plans for such use, then the Planning Board may deny approval of an abbreviated site plan even if the land is on a farm within a NYS Certified Agricultural District; and
 - 2. that the use of biosolids/septage is a benefit to the farm's agricultural operations, and that the farmland is not being used as a dumping ground.
- (c) In addition to the sketch plan and application requirements for abbreviated site plan approval, the application submitted to the Planning Board shall also include the following documents or information:
 - 1. A description of the farm operation and a narrative describing the need for land application activities.
 - 2. Copies of all NYS DEC permit/registration applications including but not limited to all materials; approvals; description of land application operations; identification of any underlying aquifers, mapped floodplains, surface water bodies, and wetlands; soil information; topography; and any site or operation conditions contained within the NYS DEC permit and imposed by NYS DEC. This shall include all information, data, maps, site plans, soil survey information, and other materials included in the NYS DEC permit and registration application to meet land application requirements pursuant to 6 NYCRR Part 360. The Planning Board shall not approve a site plan for land application until NYS DEC approval is received and the Planning Board has reviewed both the application and permit.
 - 3. Copies of all correspondence with NYS DEC related to subsequent renewals and maintenance of an existing permit or registration. The applicant shall submit all subsequent NYSDEC permit renewals to the Planning Board.
 - 4. Fee as may be established by the Town of Ancram Town Board.
 - 5. Provisions for access to permitted sites for inspection purposes.
 - 6. For farm operations with an approved Concentrated Animal Feeding Operation (CAFO) permit, the applicant shall provide proof of such permit and at least one year of the farm operations' annual compliance report. The applicant shall submit all subsequent CAFO permit renewals to the Planning Board.
 - 7. An emergency contact telephone number for the property owner.
 - 8. The Planning Board shall cause a written notice of an abbreviated application for site plan approval for land application of septage or Class

B biosolids pursuant to ASPR to be mailed via certified mail to all landowners adjacent to and within 500 feet of the specific land being proposed for land application prior to the issuance of an approved site plan. Proof of such notification shall be submitted to the Planning Board as part of the ASPR application. All costs associated with such notification shall be borne by the applicant.

(d) Local Land Application Criteria. In addition to any requirements for the land application imposed by the NYS DEC, before approving any site plan, the Planning Board shall determine that all of the following criteria are met for any proposed land application of biosolids and septage:

1. The Planning Board shall review the NYS DEC permit for land application to ensure that no such application shall take place in any mapped floodplain, wetland, or within 100 feet of a wetland.
2. The Planning Board shall review the NYS DEC permit for land application to ensure that such application activities shall occur only when weather and field conditions are such that rapid runoff will not occur.
3. There shall be no stockpiling of biosolids or septage at any location on the farm operation at any time, except as may be allowed by NYS DEC. Where a lagoon or storage area for septage or biosolids is permitted by New York State, the Planning Board may require a lagoon design and maintenance plan.
4. The Planning Board shall ensure the maximum protection of all environmental resources that may be identified on the site plan, including but not limited to any locally identified critical habitats, stream buffers, or sensitive hydrogeological locations. .

(e) Monitoring and Enforcement

1. Any complaint received, or any non-compliance identified by the Town of Ancram shall be reported to the New York State Department of Environmental Conservation by the Code Enforcement Officer immediately.
2. Any violation of the site plan approval and conditions shall be enforceable by the Code Enforcement Officer.

16. Certain terms within Article XIV Definitions shall be amended to read as follows:

Accessory Dwelling: A dwelling unit either attached to a single-family principal dwelling or located on the same lot and having an independent means of access.

Residential Accessory Apartment: A second dwelling unit, either in, or added to, an existing single-family dwelling, or in a separate accessory structure such as barns and garages on the same lot as the existing single-family dwelling, for use as a complete, independent living facility with provisions in the accessory apartment for cooking, eating, sanitation, and sleeping. Such an apartment is a secondary and subordinate use to the principal dwelling. A mobile home or single-wide manufactured home shall not be considered as an accessory apartment.

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Free-standing Accessory Dwelling: A second dwelling unit, detached from but located on the same lot as the existing principal single-family dwelling. A free-standing accessory dwelling shall not be part of any other accessory structure on the lot, shall be in a structure designed solely for residential purposes, and shall be a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping. A manufactured home (including ECHO units) or “Tiny Houses”, as defined in this Zoning Law may be considered a Free-standing Accessory Dwelling.

Accessory Structure or Use: A secondary structure or use on the same lot in the same ownership which is associated with the principal use or structure, and which is incidental and subordinate to the principal use or structure. An accessory structure is a detached subordinate building on a lot, the use of which is customarily incidental to that of the main or principal building such as, but not limited to playhouse, pool house, cabana, and garage. Structures or uses commonly, and by long practice considered as being reasonably associated with a principal use may be allowed to be constructed and used prior to construction of a principal use on the same lot pursuant to Article V (A) (1) (f). In that sole circumstance, such structure shall be considered a principal use until such time as it becomes a secondary use.

Auction: A public event conducted in a structure or outside at which items or property are offered for sale to the highest bidder.

Auction House: A structure operated as a business enterprise at which items or property are offered for sale to the highest bidder.

Billboards: An off-premise, outdoor sign or structure which directs attention to an idea, product, business activity, service, or entertainment which is conducted, sold, or offered elsewhere than upon the lot on which such sign is situated.

Biosolid: The accumulated semi-solids or solids resulting from the treatment of wastewaters from publicly or privately owned or operated sewage treatment plants. This includes all federally and State-defined Class B biosolids. This does not include grit or screenings or ash generated from the incineration of biosolids.

Bulletin Board Sign: A permanent sign, or portion thereof on which the copy or symbols change through placement of letters or symbols on a panel mounted in or on a track system. A bulletin board sign could be either freestanding, ground-mounted or building-mounted and may be unlit or internally or externally illuminated. A sign that has changeable-copy on which the copy or symbols change through electronic means shall be an electronic message display sign (also known as an LED sign) and shall not be considered a bulletin board sign.

Class A Biosolid: Sewage sludge that has been dewatered and heated, and which meets all applicable federal and state guidelines for land application with no restrictions and that can be legally used as fertilizer or sold as compost or fertilizer. The term biosolid shall not be interpreted to have the same meaning as the term “septage.”

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Comprehensive Nutrient Management Plan: A plan for the mitigation of pollution sources from a concentrated animal feeding operation farm through the implementation of farm-specific best management practices.

Equipment Shed: An accessory structure or building used primarily for storage purposes.

Farm Brewery, Winery, Cidery, or Distillery: Any farm operation as defined in this Zoning Law and by AML 301-a (11) that grows apples, peaches, grapes, cherries, berries and other crops and that has on-farm production, preparation and marketing of such crops, grains, grapes and other fruits related to the processing, distillation, brewing and fermentation to produce beer, wine, hard or sweet cider or liquor. On-farm buildings and equipment needed to produce, store, distill, brew and/or ferment crops, grains, grapes, or other fruits as part of the farm operation shall also be considered part of a farm brewery, winery, cidery or distillery to the extent that the distilled or brewed product, cider and/or wine that is prepared is composed predominantly of crops, grain, hops, grapes or other fruits produced on the farm. On an annual basis, New York State Department of Agriculture and Markets considers such activities to be part of a farm operation when distilled or brewed products, cider and wine is composed of 51% or more on-farm produced crops, grains, hops, grapes or other fruits. The on-farm marketing of distilled and brewed products, cider and wine, when the products are composed predominantly of on-farm produced crops shall also be considered part of the farm operation.

Food Processing Waste: Waste resulting solely from the processing of fruits, vegetables, grains, dairy products, and related food products. It does not include waste from the processing of animal carcasses or parts. Food processing waste includes, but is not limited to:

- a. vegetative residues that are recognizable as part of a plant, fruit or vegetable. Grape or apple pomace are considered recognizable;
- b. any solid, semisolid or liquid food sludge or residue that is unrecognizable but identifiable by analysis or can be certified as solely a byproduct of plant, fruit, vegetable or dairy processing. Egg shells are considered unrecognizable.

Foundation: The lower portion of building structure that transfers its gravity loads to the earth and is constructed pursuant to the New York State Fire Prevention and Building Code.

Garage: A building or structure, or part of a building or structure, used primarily for the parking and storage of vehicles.

Guest House definition shall be deleted in its entirety.

Manufactured Housing: Factory-built, single-family dwellings that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec 5401), commonly known as the HUD code. Mobile homes and modular homes are both manufactured housing. Modular homes typically are manufactured in one or more pieces and transported to the site for placement on a permanent foundation. Manufactured homes and mobile homes are normally built in one or two pieces and transported to the site with a chassis that allows the home to be moved. A manufactured house is a house built in conformity with the provisions of the federal HUD Code. Mobile homes are those built prior to the adoption of the HUD Code.

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Noise Receptor: An area where human activity may be adversely affected when noise levels exceed predefined thresholds of acceptability or when noise levels increase by an amount exceeding predefined thresholds of change. These locations may be indoors or outdoors. Indoor receptors include, but are not limited to, residences, hotels, motels, health care facilities, nursing homes, schools, houses of worship, court houses, public meeting facilities, museums, libraries, and theaters. Outdoor receptors include, but are not limited to, parks, outdoor theaters, and campgrounds, as well as to residential yards and properties.

Non-recognizable Food Processing Waste: When food processing waste cannot be readily identified by unaided visual observation.

On-Farm: Means when the use is located on the lands and in buildings that are part of a farm operation as defined in this Zoning Law.

Recognizable Food Processing Waste: When food processing waste can be readily identified by unaided visual observation.

Recreational Vehicle: A vehicle connected to a power source or propelled by a power source within itself and designed as a temporary dwelling for travel, recreational and vacation use.

Septage: The raw liquid or solid material removed from a contents of a septic tank, cesspool, portable toilet, Type III marine sanitation device, or similar treatment works that received only domestic sewage wastes.

Short term rental (STR): is the use of land for: (a) rental for payment of a portion of a dwelling unit, entire dwelling unit, accessory apartment, portion of an accessory apartment, free-standing accessory dwelling, or portion of a free-standing accessory dwelling for a period of 30 consecutive days or less, where the owner of the property may or may not be present for a portion or the entirety of the rental; or (b) the rental for payment of a portion or whole part of a property where no principal or accessory use building exists for a period of 30 consecutive days or less, where the owner of the property may or may not be present for a portion or entirety of the rental.

Sign: Any object, device, display or structure or part thereof situated outdoors or adjacent to the interior of a window or doorway, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images. Any such object, device, display or structure placed on residential lots as part of temporary holiday or other lawn decoration shall not be considered a sign. A sign includes a billboard, neon tube, fluorescent tube, or other artificial light or string of lights, outlining or hung upon any part of a building or lot for the purposes mentioned above, but does not include the flag or insignia of any nation or of any governmental agency.

Sign Advertising shall be deleted in its entirety.

Sign, Banner: A temporary sign made of cloth, canvas, plastic, fabric, or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable or a similar method or that may be supported by stakes in the ground.

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Sign, Business: : Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Sign, Electronic Message Display: A sign capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means. Also known as an LED sign.

Sign, Temporary: Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure which is permanently embedded in the ground, not displayed for more than 60 days unless otherwise permitted by the Town of Ancram, and removed no more than seven days upon the conclusion of the event or activity.

Sign, Window: Any sign viewable through and/or affixed in any manner to a window or exterior glass door such that it is intended to be viewable from the exterior including, but not limited to, window paintings and signs located inside a building but visible primarily from the outside of the building.

Special Event: A celebration, ceremony, wedding, reception, corporate function, or similar activity for the benefit of someone other than the property owner that takes place once or on a periodic basis, involving the gathering of individuals assembled for the common purpose of attending a special event and for which the property owner or its managers generally receive remuneration. Uses that are customarily accessory to a single-family residential use including private parties, gatherings, and similar activities that are not subject to a use agreement between a private individual or group and the homeowner and where the homeowner is not remunerated in any manner are not defined as a special event and are not regulated under this section.

Special Event Facility: A Special Event Facility is a facility where special events are permitted to occur under this section. Special Event Facilities are subject to a use agreement between a private group or individual and the facility owner. The facility owner normally charges a fee but may not for the use of the facility such as for a fundraiser for a charitable non-profit organization. Special event facilities may operate entirely within a structure, outside of a structure, or both inside and outside a structure. Special event facilities also include all site and structure improvements to accommodate special events, including but not limited to access and circulation improvements, parking areas, water supplies and septic systems, gathering areas, fire and safety improvements, and other physical improvements necessary to accommodate special events.

Tiny House: A principal or accessory residential dwelling that is less than 1000 square feet that is placed on a foundation that meets standards of the New York State Fire Prevention and Building Code. Any dwelling on wheels shall be considered a recreational vehicle.

V. Repeal and Replacement

Those provisions of the Ancram Zoning Law which are replaced by the amendments set forth herein are hereby repealed and the amended language is substituted therefore.

VI. Severability

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The invalidity of any part or provision (e.g., word, section, clause, paragraph, sentence) of this Law shall not affect the validity of any other part of this Law which can be given effect in the absence of the invalid part or provision.

VII. Supersession

This Local Law is intended to supersede any provisions of the Town Law, the laws of the Town of Ancram and the New York State General Municipal Law which are inconsistent with the provisions of this Local Law.

VIII. Effective Date

This Local Law shall take effect immediately upon the filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically Article 3, Section 27 of the New York State Municipal Home Rule Law.