

Abstract to Local Law #2 of 2020 for Publishing

Local Law #2 of 2020, adopted by the Town of Ancram Town Board on November 19, 2020, amends various parts of the 2014 Zoning Law. The amendments include changes to:

Accessory uses and dwellings, including equipment sheds, to allow such structures to be constructed prior to the principal use and be temporarily considered the principal use. Free-standing accessory dwellings are now allowed on the same lot as an existing single-family dwelling, subject to Planning Board review and meeting all standards and dimensions.

Auctions: Defines auctions and establishes supplemental standards for conducting auctions safely.

Commercial Logging: New features address chipping, prohibit unattended burning, and establish performance guarantees.

Recreational vehicles: RVs that are parked and stored are treated similar to accessory structures. Other changes relate to those RVs serving as living quarters for visiting travelers, for recreational purposes, and for those forced from their homes by emergencies.

Signs: Updates remove regulations related to the content of the sign.

Septage & Biosolids: Controls land application of septage and Class B biosolids, plus recognizable and unrecognizable food wastes, consistent with NYS AML.

Special Event Facilities: Authorizes barns, similar structures, and open lots to serve as venues for commercial enterprise weddings and similar large-scale commercial gatherings and events subject to special use permit, development and occupancy standards, a permitting process, and renewal requirements to minimize the probability of bothering neighbors and to ensure safety of event participants.

Short-Term Rentals: Permits short-term rentals subject to special use permit, inspections, development and occupancy standards, owner responsiveness, and annual renewals.

Definitions: Article XIV has been updated to correlate with proposed edits and additions.