

**Town of Ancram  
Town Board  
Public Hearing  
Local Law # 1 of 2023- Temporary Moratorium on Hospitality Actions  
February 16, 2023**

**Present:** Supervisor Arthur Bassin                      Councilman Hugh Clark  
                 Councilman David Boice                      Councilwoman Amy Gold (Via Zoom)  
                 Councilwoman Bonnie Hundt                      Town Clerk Monica Cleveland  
                 Highway Superintendent James Miller

---

The public hearing on proposed Local Law #1 of 2023- Temporary Moratorium on Hospitality Actions was called to order by Supervisor Bassin at 6:45pm.

Mr. Bassin noted that Columbia County Planning Board has not yet looked at the law and given their opinion or notes.

Councilman Clark gave his thoughts on the proposed law. He had also sent these thoughts before the meeting to the members of the board the day prior to the meeting. They were as follows:

*On 19 January, I introduced Local Law #1 of 2023 that proposed a temporary moratorium on applications regarding hospitality-related land uses. That proposal resulted from extensive coordination with Nan Stolzenburg and John Lyons. It's a good proposal.*

*However, in spite of the adage that "the perfect is the enemy of the good," there's always an urge to tweak and improve. During the past three weeks, I've again coordinated with Nan and John to ensure the proposed law does what's intended without becoming burdensome. The result is two bits of fine-tuning:*

*1. The current text cites Short-Term Rental as a use affected by the moratorium. However, the STR regulations were adopted in November 2020 and are among the most recent amendments incorporated into the Zoning Law. Regarding STRs, John noted that "the present regulatory scheme as set forth in the Zoning Law is a good one." There is little likelihood that there will be substantive changes to STR provisions. Moreover, STR use is not "driving" the proposal to pause and examine hospitality-related uses; it was merely along for the ride.*

*Accordingly, at our Town Board meeting tomorrow evening, I will recommend that the TB delete Short-Term Rental from the list of hospitality-related uses that are subject to the proposed moratorium.*

*When opening the public hearing that precedes the TB meeting, Art will inform those present that I will offer this recommendation at the TB meeting and that the TB will deliberate and decide whether to accept the recommendation.*

*2. Business uses affected by the proposed moratorium also include camp, campground, campsite, and summer camp. Given recent experience with Iron Star, all of these uses merit thorough examination. However, after dialogue with Nan, I will recommend at the TB meeting that we refine the text to exclude summer camps already in operation at the time this local law*

*takes effect. Any and all new summer camps would remain subject to the moratorium.*

*These two edits don't compromise the Town's ability to review uses, definitions, density & dimensions tables, supplemental regulations or any other feature of the Zoning Law. Concurrently, they help to further minimize the moratorium's effect on community life.*

Carol Falcetti asked if there was a definition for "hospitality". Mr. Clark said that this was not a term used in the zoning law but there are uses in the zoning regs. Mr. Clark said that "hospitality" is an umbrella term.

Mr. Bassin suggested that the town board consider excluding camps currently in operation. Mr. Bassin said that there is currently only one known in operation. They have reached out and noted that they are planning some projects for the upcoming season. Mr. Bassin said that the board can discuss this in the regular board meeting.

Councilwoman Hundt noted that this is only a nine month moratorium.

There being no more discussion, a motion was made by Councilman Hundt and seconded by Councilman Boice to close the public hearing. Motion carried.

Respectfully submitted by,

Monica R. Cleveland  
Ancram Town Clerk