

Town of Ancram
Zoning Revisions Committee

MINUTES

May 20, 2024, 7:00 pm,

via Zoom

Zoom Host- Steve Olyha

MEMBERS PRESENT: Carol Falcetti, Bonnie Hundt, Steve Olyha, Erin Robertson, Kim Tripp, Norman Anton, Jim Miller, Susan Wolhking

Absent: Dennis Sigler

Minutes: Bonnie Hundt

1. Review/Approve Minutes of the meeting May 6, 2024

2. Affordable/Workplace Housing
 - a. Report on discussion with Nan.

Nan said that we need to look at density, accessory dwellings, inclusionary housing and ways to ensure that workplace housing does not become short term rental.
 - b. Becoming Experts on Workplace Housing zoning/ Copake’s Affordable Housing Zoning Law.

We will look at Copake’s Affordable Housing Law as a place to start.

3. Reviewing editing changes in Section 3. Permitted uses, prohibited uses, exempt uses and non-conforming uses.
 - a. **Permitted Uses.** Originally approved by ZRC on 11-6-23 and 11-20-23 vis-à-vis edited version. No editing changes.
 - b. **Prohibited Uses**
 - i. Change from approved “**Equipment / Recreational Vehicle / Trailer Sales / Rental Center**” to “**Sales and or rental centers of heavy equipment, camper, truck or trailer.**” *Approved*
 - ii. through xii .– no changes from those approved by ZRC in 2023.

 - vii. **Furniture Manufacturing Facility.** Norman Anton asked if a home business that built cabinets would be allowed. It was discussed that it could be a home-based business depending on size. It is allowed in the ag district with an SUP. We need a definition. Agreed to table till next meeting.

-xiii. Change from “**Slaughter house not on a farm**” to “**Slaughter house not on a farm and the footprint is not more than 3500 Square feet.**”

We discussed removing the word “not”, adding “greater than” and adding “building footprint. Norman will have the final language.

-xiv. From “Community Solar Farm” to “Community-Scale Solar Energy System”. No change.

-xv. From “Utility Scale Solar Energy System” to “Solar Energy System, Utility Scale” Approved.

-xvi. From “Wind Farms” to “Wind Power System, Utility Scale”. Agreed not to change.

Suggested Definition: Wind Power System is a land based wind energy project larger than 1 megawatt (MW). We did not approve this definition.

c. Exempt Uses

i. All farming operations and uses are exempt from the development standards and site plan review requirements set forth in the Scenic Corridor Overlay Zone. Original wording; no change.

ii. Repair and maintenance of existing structures; Approved.

iii. Activities carried out pursuant to a site plan or special permit approved prior to the enactment of this section. Agreed but like to check with John Lyons .

iv. Clearcutting, thinning of vegetation, and grading associated with construction of unpaved hiking trails, not exceeding 4ft. in width. Approved.

d. Non-conforming Uses:

This is the original wording of non-conforming uses and there is no change.

Any use prohibited herein, or subject to the Development Standards of this Zoning Law, which lawfully exists at the date of adoption of Local Law 1 of 2003 shall be permitted to continue as a non-conforming use. However, the provisions of this Zoning Law shall prohibit, or apply, as the case may be, to any expansion of such use which requires the issuance of a Building Permit, Special Use Permit, and/or Certificate of Occupancy from the Town of Ancram, or a permit or amended or modified permit from the New York State Department of Environmental Conservation (DEC) or any other state agency. Any mining operation which lawfully exists at the time of the enactment of Local Law 1 of 2003 and which had been issued a Mined Land Reclamation Permit from DEC, may continue to operate as a non-conforming use even if renewal permits are required from DEC, but only to the extent of the life of the mine area boundaries

and limits of excavation as shown on the existing mining plans approved by DEC. Any expansion of such non-conforming mine beyond the mine boundaries, or at greater depths of excavation, than that shown on such approved and filed plans with DEC as of the date adoption of Local Law 1 of 2003 shall be a prohibited use.

4. Reviewing first two paragraphs of Development Standards.

The suggested change is as follows:

Development Standards applicable to *Major and Minor Subdivisions, Commercial Uses and Single Family and Two Family Residential Uses including Manufactured Homes, Garage, Pool House/Cabana, In-Ground Swimming Pool, Tennis Court.*

All applications for development projects within the Scenic Corridor Overlay Zone shall be subject to Site Plan Review and approval by the Town Planning Board in accordance with the requirements of Section VII of the Zoning Law.

The suggested change drew a lot of discussion. It was agreed to table objections until after we had gone through all the standards.

5. Review of Development Standards 4a – 4e.

4a. All new development shall be located to preserve to the maximum extent all natural resources including locations having elevations above 1100 ft., steep slopes 15% or greater, native plant communities including trees 18” dbh (diameter at breast height) or greater ~~in diameter~~, significant habitats defined on the Ancram Significant Habitat map, all surface waters including the riparian buffers, farmland soils as per Ancram Agriculture and Farmland Protection Plan and the natural topography.

After a heated discussion on “maximum extent possible” it was decided to table the change and everyone to read the definition of “Maximum extent possible” and contact Carol if they have a question for John Lyons. We will make a decision at the next meeting.

Meeting adjourned at 8:30

Next meeting will be Monday June 3, 2024 at 7:00 pm. Kim will be minute taker.

