

Town of Ancram
Zoning Revisions Committee

MINUTES

June 17, 2024, 7:00 pm,

via Zoom

Zoom Host- Carol Falcetti

Minutes: Kim Tripp

PRESENT: Carol Falcetti, Chair, Norman Anton, Bonnie Hundt, Erin Robinson, Kim Tripp, Susan Wohleking

ABSENT: James Miller, Steve Olyha, Dennis Siegler

1. Minutes of the meeting June 3, 2024 were approved.
2. Discussion continued on the CAC proposed revisions to zoning regulations in the SCOZ as follows:

a. Prohibited Uses: Norman’ Anton’s definitions were reviewed.

i. -3bvii. Furniture Manufacturing Facility

The ZRC approved the following definition of furniture manufacturing to be added to the Zoning Law definitions with the addition of “fabrication”: ***Furniture manufacturing. The creation, fabrication and sale of furniture involving the design, processing, and assembly of materials like wood, metal, and plastics into finished products.***

Erin pointed out the in the use table on page 48, Furniture Manufacturing Facility refers to Article V(D) but there is nothing in Article V(D) that refers to Furniture Manufacturing Facility. We need to come back to this problem in the use table.

The discussion centered around not excluding a home furniture business. The suggested change in listing was therefore approved with the addition of “Home scale occupation is allowed” as: ***Furniture Manufacturing Facility (Home scale occupation is allowed.)***

ii. -3bxiii. Slaughter House not on a farm

The ZRC approved the listing using “exceed” as ***Slaughterhouse not on a farm; building footprint shall not exceed 3500 square feet.***

2. Development Standards

-4d. “All subdivisions shall preserve undeveloped land to the maximum extent possible .” Approved

-4e. “Locate and cluster structures to minimize their visibility and to reduce the size of building envelopes.” Approved as written. In our discussion Erin noted that the building envelope is called an area of disturbance.

-4f. “To prevent erosion and forest fragmentation, sharing of any access roads or driveways shall be highly encouraged and designed as per Town of Ancram Highway Construction Standards Local Law 2 of 2017 Section II D.” Approved as written.

-4g. “For a new house or building envelope, any proposed clearing of woodlands shall not exceed 20,000 sq. ft. If there is any logging or tree removal that should exceed 20,000 sq. ft., there must be a sustainable forestry plan approved by a DEC-certified forester. This sustainable forestry plan shall be submitted to the Planning Board and Code Enforcement Officer for review and enforcement.” Approved as written.

Although the ZRC approved this listing, the question came up as to the CAC’s rationale for the figure of 20,000 square feet. Erin will contact Jane Meigs on this to determine where this number came from.

-4h. “Minimize the removal of native vegetation including but not limited to opening up of scenic views and panoramas for the benefit of a private property owner. Minimize by using vista pruning to create view windows through tree canopies rather than tree removal.” Approved as written.

-4i. “For all disturbed areas, provide a planting and plant maintenance plan. All new plants shall be native to the northeast except invasive species.” There was much discussion as to the distinctions between native vs. non-native plants, and invasive vs. non-invasive species. There can be non-invasive non-natives, and there can be invasive natives. Susan said she will do research and Erin will look up NYS prohibited plant list so that we can clarify this language.

Meeting concluded at 8:35pm.

Next meeting will be July 15, 2024 at 7:00 pm. Steve Olyha will be minute taker.