

Town of Ancram
Zoning Revisions Committee
Meeting Minutes
July 29, 2024, 7:00 pm, in Person
Minutes: Susan Wohleking

Present: Carol Facetti, Steve Olyha, Norman Anton, Bonnie Hundt, Dennis Sigler, Jim Miller, Erin Robertson via Zoom

Absent: Kim Tripp

1. Minutes of the meeting on July 15, 2024 were approved.

2. re: Development Standards tabled at July 15 2024 meeting

-4g. Steve felt that we should look at Ancram's law on Steep Slopes and Ridgelines (R/SSPOD) and incorporate that wording into our law. Steve and Carol worked together on this and Norman explored using a percentage as a limiting factor.

Below is first the original we discussed and below that our changes to incorporate R/SSPOD wording.

ORIGINAL

-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."

R/SSPOD

-4g. "For a new development, Clearing of existing vegetation shall be limited to the minimum necessary for the building envelope. However, at least 65% of the trees, shrubs and other indigenous vegetation shall be retained to reduce erosion and preserve the natural character of the Scenic Corridor overlay Zone."

Discussion centered around the inclusion of the 20,000 square feet reference which is from CAC but they didn't have a reason for it (that they could recall). Erin thought it was from logging regulations. Is 65% of the trees shrubs etc. of the total parcel? Yes the group agreed it was.

This new 4g matches the Steep Slopes and Ridgelines language and is **APPROVED**

-4j. With a restriction of a structure top being 40 ft below the ridgeline we agreed to table until further review of the Steep Slopes and Ridgelines by Carol and Steve. Norman will look up a definition of mean roof height.

ORIGINAL

4j. "If on a hill, the top of the structure will be a minimum of 40 feet below the crest line."

Norman presented his research which incorporates existing code. Chimneys are part of the state building code already, and cupolas are part of the R/SSPOD.

Dennis suggested we should leave this to the Planning Board. Some discussion around the difference between a crest line (not in the Ancram Zoning Law definitions) and a ridge line (which is). Decision taken to

replace “crest line” with “ridge line”. Roofline is defined in the zoning definitions as “the highest portion of the outside top covering of a building or structure.”

Revised **4j. “If on a hill the roofline of a structure will be a minimum of 40 feet below the ridgeline.”**

APPROVED

4m was tabled last meeting for the collection of further information. Although not on the agenda, the group decided to discuss it and make a decision.

*-4m. “All outdoor lighting ~~shall comply with Dark Sky guidelines and~~ include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. **To prevent light pollution the following is suggested: use downward pointing fully shielded fixtures; Reduce the amount of light by using less fixtures, lower wattage bulbs, timers and motion detector; and use warm colored lights 3000 Kelvin or less.**”*

It was determined that lighting is covered in the zoning law already, specifically in Article V A, 14. ZRC APPROVED adding as the end “See further regulations on lighting Article V A, 14.

3. re: Development Standards

-4s is new. Suggested by Erin from her experience on the Planning Board.

-4s. “Storm Water Pollution and Prevention Plan permits shall be required for building envelopes proposed on slopes 15% or greater.”

Erin believes the language originally came from CAC and references the stormwater law and the issue of building on steep slopes and drainage management. 15% slope is already a trigger for the planning board. A stormwater plan is something the builder applies for online to the DEC. They provide instructions to help avoid erosion/for erosion prevention but they don’t come out to review anything.

Steve suggested adding language “if more than 30% or more of a building envelope is on a steep slope of 15% or greater...”

Dennis suggested changing “shall” to “may”

Much discussion around this topic –Carol asked us to keep in mind, “who pays”?

This stands as written i.e. *-4s. “Storm Water Pollution and Prevention Plan permits shall be required for building envelopes proposed on slopes 15% or greater.”* **APPROVED**

-4u from SCOZ 4b) is in the original SCOZ law. CAC did not suggest a change. Do you think it should be left in? If so do you want to make any suggestions?

*-4u. The generation of dust, smoke, and condensation may “cloud” the air and negatively impact the viewing distance and or viewing quality within the scenic corridor. The generation of dust, smoke and condensation must be mitigated to predevelopment levels or better. **(In order to achieve this the following methods are suggested:)***

Discussion about this included: Does this cover post building or during building only? Could a home business generate dust? The second sentence suggests a permanent cloud would exist. Erin pointed out that the list of prohibited businesses in Section 3b already manages the risk of there being a dust-creating business. Thus the ZRC decided that 4U is superfluous and will be **ELIMINATED** w

This is the end of Development Standards. **COMPLETED**

3. re: SCOZ 5. Utilities; 4. re SCOZ 6. Radio, Television and other Communications Towers; 5. re 7. Site Plan Review; 6. re 10 SCOZ. Given the time, the ZRC skipped items 3-6 to be covered next meeting. ZRC continued to a quick discussion of Affordable Housing and the forward Calendar.

4. Tackling Affordable Housing.

We have affordable housing to do next. The “enticement” is going to be the complicated piece but we can use what Copake’ Affordable Housing Law for ideas.

5. Discussion re Carol’s absence.

We aren’t in a rush to finish per se but Carol was hoping to be done by the end of the year. If we skip all the meetings that Carol will be absent for then we will be done closer to March.

Group agreed there will be no meeting Labor Day or on the days Carol is away/unavailable.

Our next meeting will be Monday August 5 at 7:00. Erin will take minutes. Next meeting is in person.

The meeting following that will be August 19 and every other Monday from there forward.

Meeting concluded at 8:21