

**Town of Ancram
Zoning Revisions Committee
Minutes
August 5, 2024, 7:00 pm,
In person at Ancram Town Hall
Carol, Erin, Susan, Jim, Steve
Kim on Zoom
Minutes: Erin Robertson**

PRESENT: Carol Falcetti, Erin Robertson, Susan Wohleking, Jim Miller, Steve Olyha, Kim Tripp (on Zoom)

ABSENT: Bonnie Hundt

1. Approved- Minutes of the meeting July 29, 2024.

Discussion;

If we meet at Town Hall, we can only have one person on zoom.

There was some discussion over whether or not local laws were in effect and continuously legal even though they are not included in the Ancram Zoning Law of 2023. Local Laws of the Ancram Zoning Law should reference the local laws

How do we know if the local laws are in fact still in effect? Steve said that John Lyons was looking into this.

2. re: SCOZ 5. Utilities.

Approved - a. PAR. 1

“All new utilities for development on private property and on public right-of-way along New York State Route 22 will be underground whenever practicable due to natural conditions.

Existing poles will be used to provide required transition to underground service to new development projects where practicable. However, **when necessary to serve approved new developments, a new pole set in line with the existing overhead system, shall not be deemed to be a new utility.** Upgrades and reinforcements of existing overhead facilities are allowed”

Approved -b. In paragraph 2,

“Relocation of overhead utility facilities required by **public improvement districts utilities** within the Scenic Corridor Overlay Zone will conform to existing franchise requirements.

Approved - c. Paragraph 3

“Where an existing development is expanded by fifty percent (50%) or more in floor area or land area, new ~~and existing~~ utilities to all portions of the development will be located underground whenever practicable. Incremental expansion will be cumulative.

3. re SCOZ 6. Communications Towers

Commented [CF1]: 5. Utilities . Just changed the sequence of the words in the sentence to enhance understanding.

Commented [CF2]: Public Improvement district. We need a definition. From Google “A PID is a contiguous area designated by a city or county upon. petition of the majority of the landowners (by assessed value. and number or area) within which projects or services will be. undertaken and paid for solely from special assessments levied.”

Commented [NS3R2]: I think this should not be a public improvement district. Those are things like lighting districts or water/sewer districts. I recommend that you say ...required by public utilities...

Commented [CF4]: 1. Def for Communication Tower From Google: Communication Tower means any tower or other structure erected for the purpose of radio, television or microwave transmission or line-of-sight relay devices.

Approved definition of Communication Tower to be placed in the glossary of the Ancram Zoning Law of 2023.

Communication Tower is a "Structure or locations selected, designed or intended to be used to support an antenna. It includes without limit free standing towers, guyed towers, monopoles and structures of similar height including but not limited to structures such as buildings, church steeples, silos, water towers, utility towers and poles, signs or other similar structures. It is a structure intended for transmitting and or receiving radio, television, cellular paging, personal communications services or microwave communications but excluding those used exclusively for fire, police, and other dispatch communications or exclusively for private radio and television reception and private citizen S band, amateur radio and other similar communications that do not exceed height limitations addressed elsewhere in town regulations."

Approved b.

"All ~~radio, television and other~~ **new** communications towers and other accessory structures shall be restricted to a maximum height of 100 ft from the base of the entire structure. ~~(A prohibition in the SCOZ may be necessary for important public interests, which might include not only environmental preservation but also preservation of rural character, scenic considerations, and the advancement of other goals of the Comprehensive Plan including the NRCP.)~~ To minimize the impact of radio, television and other communications towers located within the overlay zone the applicant must demonstrate the need for a new tower structure by proving that the antennas cannot be co-located on an existing tower or located on an existing structure, building or barn. All ~~radio, television and other~~ communications towers and antennas shall be camouflaged to blend into the surrounding natural environment. All applications for ~~radio, television and other~~ communications towers within the Scenic Overlay Zone shall be subject to site plan review and approval by the Town Planning Board in accordance with the requirements of Article VII of the Town of Ancram Zoning Law. These requirements are in addition to the requirements and regulations contained in Local Law #1 of the year 2011 (Town of Ancram Telecommunication Towers.)

4. re 7. Site Plan Review

Approved

~~"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. For purposes of this section, the term "Development Project" shall include all major subdivisions, general uses, accessory uses, and business uses. All such applications shall be submitted to the zoning enforcement officer and then referred, as the case may be, to the Planning Board for Site Plan review (See Section VII of the Town Zoning Law).~~

~~"The decision by the Town Planning Board to approve, approve with conditions, or deny a Site Plan for a Development Project within the Scenic Corridor Overlay Zone shall be made with due consideration to the standards and criteria for Site Plan Review and Approval set forth in Section VII of the Zoning Law, and in addition, with due consideration given to the following:~~

~~"The development standards set forth herein, as well as the development criteria set forth under the Town's Zoning Ordinance, all of which provide for the preservation of:~~

~~a. The view shed or vista that provides the observer with a visual perspective of the area in terms of foreground, middle ground and background; and~~

b. The scenic quality of the rural landscape and mountain environment through the retention of native vegetation and natural rolling topography.”

Replace with;

“All applications for Site Plan Review shall be submitted to the zoning enforcement officer and then referred to the Planning Board for Site Plan Review. The decision by the Town Planning Board to approve, approve with conditions, or deny a Site Plan for development within the Scenic Corridor Overlay Zone shall be made with due consideration to the standards and criteria for Site Plan Review and Approval set forth in Article VII of the Ancram Zoning Law 2023.”

5. re 10 SCOZ

Approved

~~“10. Pursuant to the powers granted by the Municipal Home Rule Law, this Sub-section supersedes all provisions of Article 16 of the Town Law pertaining to zoning and planning, insofar as such statutes are inconsistent with this law and any other laws or regulations of the Town of Ancram are superseded to the extent necessary to give the law full force and effect.”~~

Replace with;

8. Pursuant to the powers granted by the Municipal Home Rule Law, this Sub-section governing the Scenic Corridor Overlay Zone supersedes all provisions of Article XVI of the Town Law pertaining to zoning and planning, insofar as such statutes are inconsistent with this law; and any other laws or regulations of the Town of Ancram are superseded to the extent necessary to give this section of the Ancram Zoning Law 2023 on the Scenic Corridor Overlay Zone full force and effect.

Commented [CF5]: reworded by CF 4-7-24

That is the end of the SCOZ review!

Note: Next meeting we will take a last look at the complete law before sending it to Nan and to John Lyons. Bring your revisions if any.

6. Affordable Workforce Housing

It was decided to drop the word ‘workforce’

There was a good discussion about affordable housing and zoning. It boiled down to zoning revisions vs an affordable housing ordinance, i.e. a new law. A housing ordinance would define affordable housing, who would be eligible, incentives to build, sell and manage affordable housing and how long a unit should remain in the category of affordable housing. Since our mandate is only the Zoning Law, The ZRC did not think such an ordinance was in the ZRC’s jurisdiction, that it was up to the Affordable Housing Committee to formulate the regulations and present them to the Town Board. At that point the Affordable Housing Committee would inform the ZRC. It was suggested that flexibility in the density and lot sizes across the districts would be important to review. There was a decision to gather more information about how our current zoning law restricts affordable housing and ways that zoning might create opportunities for affordable housing. Carol will ask the Ancram Affordable Housing Committee to meet with us on August 19 and Steve will ask an affordable housing builder for information on what they might see as Ancram’s zoning restrictions that affect the creation of affordable housing

7. Next Meeting. Our next meeting will be Monday August 19 at 7:00. Jim will take minutes.

