

Town of Ancram
Zoning Revisions Committee

Minutes, August 19, 2024, 7:00 pm, via zoom

Minutes: Jim Miller

PRESENT: All members present via zoom.

1. Minutes of the meeting Aug 5, 2024 approved. Bonnie asked why only one member could participate on zoom when we meet in person. Steve gave an explanation.

2. Allowing board chairs to move alternates into a participating/voting role. Steve explained the history of appointing alternates to voting status when a member is absent. In the discussion, Steve questioned if the vice chair has the same authority as the board chair and added that he will confirm with John Lyons. The ZRC did not approve the suggested change but rather wanted to change the wording in the 2023 zoning law to agree with the wording in Local Law 1 2017. This will go on our list of projects for when we are done with affordable housing.

3. Review SCOZ discrepancies and omissions in Minutes.

a. Should we as a courtesy send this (final) V16 versions to CAC for review and comment?

After much discussion, the ZRC decided against it. The current process is to give the changes to Nan and then John Lyons and then to the TB. If the public is interested they can look at our minutes on line.

b. 3bxv. Solar energy system, utility scale. Add "See ZL 2023 Article 5 D Solar Energy". Approved After much discussion, it was decided that definitions for Utility and Community scale arrays are not needed because they are essentially described in the law itself.

c. 3bxvi. Wind Farms, Carol explained the history. In November ZRC minutes we agreed to change "Wind Farms" to "Wind power facility, utility scale" and add a definition. ZRC agreed to table a discussion on the definition. Carol will find the local law that covers wind power and distribute it to the ZRC to see if Wind power facility is defined in that law.

d. 4. 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. Development Standards on multi family and fourplex are not in the use table but are found in the commercial use standards so they are essentially included. ZRC decided to leave as is.

e. 4l. All outdoor lighting shall include downward fully shielded fixtures, diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. To prevent light pollution the following is recommended: 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. Discussion about using downward fixtures, lower wattage and diffusers. Above wording change approved.

f. 4o" A natural buffer, minimum twenty-five (25) feet wide, shall be maintained along the portion of any lot adjacent to New York State Route 22. If, as determined by the Planning Board, existing

vegetation does not provide an undisturbed buffer screen of the new development, additional native plantings shall be added to the buffer area and provided on a scaled landscape planting plan. The applicant is encouraged to follow the Landscaping Supplemental Regulations in the Zoning Law for standards and maintenance of plantings. Approved

4. Affordable Housing Discussions.

a. Questions for Bonnie. Bonnie referenced Copake law. She gave as an example that Habitat would like to build 6 houses on three acres. Erin responded that it would be a major subdivision and hence each house would require a separate review. The question was asked: how can we streamline the planning process and included dispensation for building affordable housing.

b. We did not get to hear Steve's information. Tabled for next meeting.

Meeting ended 8:29.

Next meeting September 16 in person. Bonnie will take the minutes.