

Town of Ancram
Zoning Revisions Committee

MINUTES: Norman Anton

November 4, 2024, 7:00 pm In Person

PRESENT: Norman Anton, Carol Falcetti, Bonnie Hundt, , Steve Olyha Erin Robertson, Dennis Sigler, Susan Wohleking

ABSENT: James Miller, Kim Tripp

1. Minutes of September 16, 2024. Approved

2. Mixed-Use/ Residential-Commercial

a. Def 2. A mixed-use building is one that provides more than

one purpose or use in the same structure or building development. **Approved.**

b. Position of mixed use building in the use table. It was agreed that a mixed use

building would get a line of its own in the use table under Residential-Commercial Uses. Although we looked at Residential-Commercial, Dennis(?)/someone suggested that it be listed under commercial because "someone owns it and rents it out." It was pointed out that the supplemental regulations that govern residential and commercial structures are already written.

The discussion then turned to whether to list a mix-use structure as needing a site plan review (SPR) or a special use permit (SUP). Concerned about requiring a permit renewal every five years, Erin read out the regs that said the permit need not be renewable. Asked their opinion, both Erin and Dennis thought that a SUP should be required. At this point Steve suggested that we ask Nan to define with specificity the differences between a SPR and a SUP - differences not only in requirements but also in intent.

Talk then centered around the scale of mix-use structure. Erin pointed out that we limited size for hospitality, now how do we do it for a mixed-use structure. Norman suggested that it starts with zoning - the percentage of built area on the property. Dennis added that we also have maximum lot coverage. Erin pointed out that Hospitality made dimensional requirements by use. It was suggested that we limit the number of office spaces or apartments one can have in one spot in one structure. Then the question came up of limiting mix use structures in the ag district, i.e. would it be reasonable to equate the number of units with the lot size, by how many acres are covered?

Additionally, should restrictions be considered by the district, i.e. hamlet, ag, etc, the proposed multi-purpose units are in. It was also discussed that multi-use structures should meet similar design standards as a residential property for example, and how that might be dependent on the occupancy of those individual units.

With this discussion time ran out. Carol said that she would contact Nan with our questions before the next meeting. Meeting adjourned 8:33.

Next meeting will be November 18, 2024. We agreed to meet by zoom. Susan will take minutes.