

**Town of Ancram
Zoning Revisions Committee**

**MINUTES- Erin Robertson
December 16, 2024, 7:00 pm, Zoom**

Present: Carol Falcetti, Dennis Sigler, Erin Robertson, Norman Anton, Susan Wohleking, Steve Olyha

Absent: Kim Tripp, Jim Miller, Bonnie Hundt

- 1. Minutes of December 2, 2024. No Changes. Approved**
- 2. Complete the mixed-used addition in Article III. Uses under Residential – Commercial Uses in the Use Table**

After discussion of each district the committee decided to allow mixed-use in all districts with a Site Plan Review. Dennis reminded the group that SUP reviews the use and when a business applies for a permit the use would be reviewed at that time so a Site Plan Review is adequate and there is no need to request a Special Use Permit.

- 3. Other parts of zoning code to consider for mixed-use: Multi Family Dwellings (p82)**

Turning to 16a. There shall be a minimum dimension of 800 square feet per unit.

Steve suggested that we lower the minimum square footage to 600 sq ft. a lively discussion followed about adequate living space in less than 800 sq ft. The discussion turned to asking why the zoning has a minimum sq ft requirement. The group decided that in considering changes needed to accommodate mixed-use structures, Multi-Family Dwellings would not be reviewed at this time. The committee decided to come back to the issue of minimum Sq Ft when they review affordable housing.

The next meeting agenda will include a review of items in Supplemental Commercial Design Standards (pg. 95) to see if any items listed should.

We did not finish the agenda. Meeting adjourned at 8:30 with everyone wishing all happy holidays.

Next meeting will be on January 13, 2025 on Zoom
Steve Olyha will take the minutes.