

**Town of Ancram  
Zoning Revisions Committee**

**MINUTES- BONNIE HUNDT  
December 2, 2024, 7:00 pm, Zoom**

**Present:** Carol Falcetti, Bonnie Hundt, Dennis Sigler, Erin Robertson, Jim Miller, Norman Anton, Susan Wohleking.

**Absent:** Kim Tripp, Steve Olyha.

**1. Minutes of November 18, 2024. Approved.**

After a discussion, we agreed to the proposition that we meet via Zoom through February. It was agreed that we do not need to add alternates to the committee.

**2. Mixed-use line in the use table.**

Carol contacted Nan to find out if a large mix-used building could be built on 14 acres in the hamlet. She read out Nan's response to her question (attached to these minutes); Nan's response, included in the agenda for this meeting, mentioned limiting building size and/or limiting lot size since there is no maximum lot size in the hamlet. We discussed Nan's answer to Carol's question about the possible development of a mixed-use building on 14 acres in the Hamlet. The ensuing discussion covered the following points:

- Carol reminded everyone of Ancram's of the definition of "Traditional Neighborhood Design " that embodies the idea of a "mix of housing types, small scale non-retail commercial businesses."(Ancram Zoning Law p12.)
- Someone could build a very large house and we don't want to limit that.
- After looking at the hamlet maps, it was noted that there were very few large lots in the hamlets. That comment was countered with the assertion that someone could buy adjoining lots and consolidate them.
- We have to address apartment size.
- We were directed to the Lot Dimension Schedule(p52). There was much discussion of lot coverage and building envelop. Building envelop, which covers any disturbance to the land, does not include septic. We discussed the existing parameters of the Density Calculation Table and the lot coverage calculation in determining what can be built. It was agreed that the lot coverage parameters already cover what is needed and not to change those .
- We want to encourage more buildings of a smaller size.
- The ZRC's work on Hospitality is embodied in the Hospitality Table on p.146; considering the information on that table, do we want to limit maximum number of apartments or maximum size of commercial space?
- The zoning law glossary refers to mixed-used in "Traditional Neighborhood Design" (p314).The committee should explore that idea and how that translates to the law.
- With the zoning we have now, the Planning Board can say a mixed-used building application doesn't fit the neighborhood. Erin added that maybe we could add a line for mix-used building in Commercial Design standards.

Nearing the end of the session the committee agreed to two decisions:

1. Look at Commercial Design Standards under Supplemental Regulations to ensure they address mixed-used buildings.
2. Not to limit the lot size or building size on the mixed-used line of the Use Table.

We then returned to completing the new mixed-use line of the Use Table.

Before we adjourned, Dennis said we need to also look at standards for mixed-use buildings in multi-family design standards.

Meeting adjourned at 8:30. Next meeting is Dec 16, 2024 on zoom. Erin will take minutes.

**Nan's response to building a large mixed-used building in the hamlet.**

*As for your #2 question – So I am looking at Table 1 – Density Control Schedule and see that for the hamlets, the minimum (not maximum) is 2 acres on average. So if a larger lot is being subdivided, it is technically feasible to have smaller lots provided ALL the lots to be created on that lot average 2 acres. I agree that there is no maximum lot size. I agree that a SPR for a mixed use building is appropriate. Density is always dependent on both zoning district and lot size. In the Ag district, one must deduct unbuildable lands from the calculation of density. That is not the case in the hamlets, so the entire parcel is counted.*

*So if someone has a 2 acre lot, they can't subdivide that further. A lot size of 4 acres would be eligible for 2 lots, an 8 acre parcel would be eligible to be split into 4 lots – but they could be variable sizes provided they all average 2 acres. And yes, if the use table allows mixed use buildings in the hamlet AND all the setbacks, well and septic space can be met, then yes, a mixed use building could be allowed on a 2 acre lot. So your 14 acre lot in Boston Corners would be eligible for 7 lots. They could all be 2 acres in size, or some smaller/larger provided the average is 2. But each lot would have to have 50' frontage, 20' front yard; 10' side yard, and 40' rear yard setbacks. Within that remaining space, you would have to find room for a well and 100' from the well to the septic tank. And meet parking rules too. So space is limited and that would limit the feasible size of a building. However, on larger lots that are not being subdivided, the story is different – so for instance if you sold your 14 acres to Dollar General and they wanted to use the entire parcel, they could have a very large building indeed.*

*Dollar General is a good example – their buildings are about 10,000 square feet in size. They need about 3 acres to have the building, parking, and landscaping as well as the separation distance for well and septic (for commercial buildings it likely would be 200'). And the zoning allows for a floating business district to be formed*

*that could carve out an entirely new district just for business on certain roads in Town and set a max building size of 20,000 sf.*

*Remember you can also control size of building by setting a lot coverage. The higher the lot coverage allowed, the larger the building. So if you want smaller buildings regardless of lot size, set a smaller lot coverage.*