

**Town of Ancram  
Zoning Revisions Committee**

**MINUTES- Steve Olyha  
January 13, 7:00 pm Zoom**

**Present:** Carol Falcetti, Bonnie Hundt, Dennis Sigler, Erin Robertson, Steve Olyha

**Absent:** Kim Tripp, Norman Anton, Susan Wohleking

**1. Minutes of December 30, 2024. Approved.** Carol just heard back from Nan who had some considerations for us to think about and explore. Carol will talk to her on Friday and then include them in our next agenda.

**2. Zoom AI minutes**

Comments on two versions. Shorter version is preferred. Still important to take notes.

**3. New Member Interviews- two applicants**

Steve Olyha agreed to do the interview. Carol will contact Colleen, Susan and Norman to complete the interview committee. The interview will take place next Monday January 20, 2025. ZRC Briefly discussed questions to ask, but left it that the interviewers will ask their own question with no list for the group done.

**4. Definition of Multiple Family Dwelling and "Dwelling" definitions.**

Since the current definition uses the word "family", Steve suggested that we define family; We looked up the word family in the glossary and decided that it needed revision but decided to handle that at a future time.

*Family: A family consists of (a) one person, or two or more persons related by blood, marriage or adoption, or (b) not more than five persons not necessarily related by blood, marriage or adoption and in addition any domestic servants who live together in a single dwelling unit and maintain a common household.*

- i. **Dwelling unit:** *A building or portion thereof providing complete house-keeping facilities for one family. APPROVED. ZRC has no issue with this definition.*
- ii. **Dwelling, Multiple Family:** *After discussion we agreed to change the term "Multiple" to "Multi-Family." A building or group of buildings located on one lot, each containing three(3) or (4) dwelling units Multi-family dwellings shall be considered a commercial use and subject to site plan review. APPROVED.*

Erin suggested that we change the listing of multi-family in the Table of Contents and on page 82 to "Dwelling, Multi-family." We decided that we will use the hyphen in multi-family.

iii. **Dwelling, One-Family:** *A building containing one dwelling unit. APPROVED*

iv.

- v. **Dwelling, Single Family Detached:** *A residential dwelling unit designed for occupancy by one family and having no wall in common with another building or unit. APPROVED*

- vi. **Dwelling, Townhouse:** *A building consisting of three or four attached dwelling units, each of which has a separate entrance from an outside yard area. Townhouses are regulated as a multi-family dwelling. APPROVED*
- vii. **Dwelling, Two-Family:** *A building designed for two dwelling units. APPROVED.*
- viii. **Dwelling:** *A building designed or used principally as the living quarters for one or more families. The term 'dwelling', 'one-family dwelling', 'two-family dwelling', 'multi-family dwelling', 'multiple-dwelling', or 'dwelling group' shall not be deemed to include country inn or other lodging accommodations used for more or less transient occupancy. (See RESIDENCE)*

**Next meeting will be January 27, 2025. If there is a conflict with the ZBA, Norman will chair.**  
Susan will take minutes.