

**Town of Ancram
Zoning Revisions Committee**

Minutes- Susan Wohleking

January 27, 7:00 pm

Norman Anton Presiding

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

Absent: Kim Tripp

Meeting started late at 7:20 due to Zoom issues. Also interrupted from 8:02 – 8:15. Zoom issues should be resolved by the next meeting.

1. Robert Greenburg introduced.

2. **Minutes of January 13 2025.** Questions arising from difference in notes from Carol, Steve and Al.

a. **Dwelling, One-Family:** *A building containing one dwelling unit only.*

CF: Remove "only."

SO: My notes say that after discussion we agreed to delete this completely.

Al: They concluded that the term "single family detached" was not essential and could be removed, but they also acknowledged that it might be useful in certain contexts. The team agreed to further review the definitions and terminology used in zoning laws.

-Carol tends to agree with Steve's recollection but is wary of removing a definition that may still be in the code since we never checked. We agreed we shouldn't remove it until we check the code. Carol will do a search to see if it is elsewhere in the code.

b. **Dwelling, Townhouse:** *A building divided vertically and 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.*

CF: remove "divided vertically and"; approved.

SO: My notes say we changed the definition from 3 or 4 attached dwelling units to "two or more".

Al: The team ultimately decided to remove the term "vertically" and rephrase the definition to "A building consisting of 3 or 4 attached dwelling units, each with a separate entrance from an outside yard area." The revised definition was approved by the team.

-Discussion about whether we should remove the word vertically which then evolved into a definition of townhouse and whether or not it is different from a multifamily dwelling. We all shared varying definitions from various locations including NY State Multiple

Dwelling Law and the NY State Building Code. As above, removing the definition of Townhouse shouldn't been done if it is used in the Zoning Law. Erin checked and there are five references to Townhouse in the Ancram Zoning Law. Carol is going to collect all references for

our next meeting and we will make a determination when the definitions and/or references are in front of us.

3. Report on Nan's response to mixed use.

Nan recommended that we check every standard in Article V so Carol started to do it and she came across a question for us to decide and consulted Erin. Together they determined this concern now. We will come back to mixed use and Article V after we finish multifamily. To remember: we are not rewriting multifamily but just looking for anything that might deter anyone from building affordable housing.

Need to align on vocabulary next meeting.

Next meeting will be February 10. Minutes - Bonnie