

**Town of Ancram
Zoning Revisions Committee**

Bonnie Hundt, MINUTES

February 10, 7:00 pm

Norman Anton Presiding

Present: Carol Falcetti, Erin Robertson, Bonnie Hundt, Norman Anton, Robert Greenberg

Absent: Steve Olyha, Dennis Sigler, Kim Tripp, Susan Wohleking

1. Carol apologized to Robert for printing the wrong last name in the agenda.

2. Approve Minutes of January 27, 2025. Approved

3. Propose updating and aligning the Town of Ancram's vocabulary related to residential language to be consistent with the International Building Code and New York State Building Code.

Carol opened the meeting and turned discussion over to Norman Anton to discuss definitions.

Norman spoke of the importance of clarity and blending town and state codes to make meanings cleared to developers and for grant writing.

- **Dwelling Unit.** It was agreed to approve the NYS version.

NYS: **DWELLING UNIT.** A single unit providing complete independent living facilities for one or more persons,

including permanent provisions for living, sleeping, eating, cooking and sanitation.

Approved.

-**Dwelling Group** was discussed and agreed to let stand although it is not found in the zoning law apart from the definitions.

Dwelling Group: A group of two or more dwellings occupying a lot in single ownership.

Approved

The meeting focused on refining the definition of a multifamily dwelling in the context of zoning and

building codes. The group discussed the current definition, which limits multifamily dwellings to three or four units, and considered whether this should be expanded to include more units. They also discussed the

potential impact of this change on affordable housing and density considerations. The group agreed to

reword the definition to align more closely with New York State statutes . It was changed to read:

Multiple Dwelling is three or more dwelling units which are individually owned, rented, leased or let or hired out and occupied as residence or home. **Approved.**

We discussed the definitions of **single family dwelling** and **two family dwellings** and **agreed to leave them as is.**

We agreed not to attempt to define "family".

For the next meeting...

- Norman to update and align the definitions for dwelling unit and multiple dwelling unit based on the discussion and send them out to the committee for review before the next meeting.
- Erin to look into the implications of changing these definitions on other parts of the zoning code, particularly the site plan review process.
- Carol to review the updated definitions when received from Norman and prepare for further discussion at the next meeting.
- All committee members to review the proposed changes to the definitions before the next meeting.

February 24, 2025. Erin will take minutes.