

**Town of Ancram  
Zoning Revisions Committee  
Minutes  
June 16, 2025  
Lynn Chu**

**Present:** Erin Robertson temp Chair, Lynn Chu, Dennis Sigler, Susan Wohleking, Christine Brown,

**Absent:** Kim Tripp, Carol Falcetti, Bonnie Hundt, Steve Olyha,

**1. Minutes of June 2, 2025 – Approved**

**10. Art.V.16.h.8.** Snow storage areas shall be indicated on the site plan and shall not interfere with required parking or traffic circulation.

***The consensus among those participating (not a quorum) was: no change needed.***

**11. Art.V.A.16i.** One sign per entrance that identifies the development is permitted and should be compatible with the general environment of the project site. Signs shall conform to Article (A)(20) Signs.

***The consensus among those participating (not a quorum) was: no change needed.***

**12. Art.V.A.16j.** Private roads (those not maintained by the Town of Ancram) within a multifamily development shall not exceed an average grade of eight percent (8%). No section shall exceed a grade of ten percent (10%) unless otherwise allowed by town standards. The local fire department and ambulance service shall be consulted to ensure adequate accessibility for emergency vehicles and services.

***The consensus among those participating (not a quorum) was: no change needed.***

**13. Three Plex and Four Plex.** Nan had recommended ZRC discuss this.

***The consensus (a quorum having been achieved) was that no special regulation was needed for such multifamily units***

**ANCRAM ZONING OFFICER'S CONCERNS (Ed Ferratto)**

**2. Driveways-** Susan

Our zoning law specifies a 12% grade per Highway Department specifications, but the Fire Code specifies 10% grade.

-What should the grade be?

-Where do we have to change it?

***No resolution other than that further research be done on the nature of driveway grade specifications and what their justifications and legal applicability are, from various NYS or local sources, by Susan.***

*Lynn commented that ambiguities reflecting various perspectives could be left in place.*

### **3. Constructed Ponds - Erin**

There is nothing in the use table or the zoning law on constructed ponds.

-Should there be a size limitation?

***No resolution. Erin will research the issue of ponds, such as NYS DEC Stream Protection (or Protection of Waters) permits or Dam Safety permits, which are needed for built constructions (concrete?) to hold back water.***

-What does the DEC say about constructed ponds.

***Any detailed discussion of the issue was tabled pending further research by Erin.***

-Should constructed ponds be permitted?

If yes where should the item be placed in the use table.

-Should it require a SUP? Anything over an acre needs a stormwater permit.

-How would the permitting work in the each district and in the Scenic Corridor Overlay Zone?

### **4. Septic law:**

Currently the Building Department has no record when a septic tank or a leach field is replaced so Building Inspector (Ed) doesn't know if the septic system is up to standards. This is important when a building is converted to a short term rental in which case the building inspector would not know if the septic is up to code. Also there is no record of when leach fields are replaced. Requiring a building permit for a septic system or a replacement leach field would create that record.

***This was tabled pending Susan Wohleking speaking with Ed about his concerns.***

***It was unclear if this was meant to impose a total surveillance permit regime on all septic work whatsoever, as opposed to new septic construction, which might be overreaching, and annoy septic contractors, at least in non-densely populated areas where public health concerns wasn't an issue. (Lynn's Comment)***

-Where would we put the permit in the use table?

-What restrictions or standards if any would we want?

### **5.Storage Pods Art. III. Uses: (p26) \_\_\_\_\_**

According to current zoning law storage pods are permitted but the resident/owner must get a permit. The permit is for 120 days and costs \_\_\_\_\_. If the storage pod is to remain more than 120 days it needs a Special Use Permit (SUP) which costs \$500. This is a one-time fee.

- Who applies for the permit- the resident or the owner?

***This issue was tabled for Christine Brown to ask Ed for more details.***

***The view was expressed that unless pods were unsightly and highly visible, and actually creating a general nuisance, this was personal that should not be subjected to overreaching regulation, at least for a period of months. (Lynn's Comment)***

- Ed thinks we should strongly suggest a visual buffer since the storage pods can be unsightly and detract from a neighborhood. Comments.

- Ed thinks that it might be a good idea for the SUP to be renewed at the discretion of the planning board. What might be the standards for non renewal?

- When does a storage pod become an accessory structure? Comments.

- Ed thinks the \$500 SUP permit fee is excessive. How would a lower fee affect an applicants decision to have a long term storage pod?

**Next meeting will be June 30 2025. Erin will take the minutes.**