

**Town of Ancram
Zoning Revisions Committee**

**Minutes
June 2, 2025
Erin Robertson, Minutes**

Present: Carol Falcetti, Erin Robertson, Bonnie Hundt, Stev Olyha, Lynn Chu, Dennis Sigler
Absent: Kim Tripp, Christine Brown, Susan Wohleking

1. Minutes of May19, 2025. Approved with the following change; *Eliminate Art V 16 d.1 The committee felt that Article IV Table 2: Lot Dimension Schedule covered the issue of maximum impervious surfaces.*

2. Agenda for June 16. Discussion

a. Erin will be temporary chairperson on June 16 and Steve on June 30 to open and close the meeting, to be sure that we don't all talk at once so the minute taker can do a decent job, to be sure that we respect each other's opinion, to ensure that each topic is clearly approved or not approved.

b. **Proposed agenda for June 16. Items will run into the next meeting based on what we finish.**

- i. Finish Multi Family
- ii. Constructed Ponds: Erin
- iii. Driveways: Susan
- iv. Storage Pods Art. III. Uses: (p26): Christine

3. Art.V.16.h.4. Clear cutting of the entire parcel is prohibited *unless otherwise approved by the Planning Board.* **Approved with change. (Bold Italics are inserts)**

4. Art. V.16.h.5. Lighting provided on the site to ensure safe movement of persons and vehicles and for security purposes shall conform to the following standards:

Art. V 16. H. 5. a. All outdoor lighting shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. To prevent light pollution the following is suggested: use downward pointing fully shielded fixtures; use the minimum number of fixtures required for safety, lower wattage bulbs, timers and motion detector; and use warm colored lights 3000 Kelvin or less. See further regulation on lighting Article V A 14. Approved

~~5. Art.V.16.h.5.a. All lighting shall be designed and arranged so as to prevent glare and reflection on adjacent properties.~~ **Approved to remove**

6. **Art.V.16.h.5.b** . The maximum height of pole-mounted lights should not exceed eighteen (18) feet. **Approved as is**

~~7. Art.V.16.h.5.c. The source of the lights shall be shielded or located such that it shall not be visible outside the boundaries of the parcel being developed.~~ **Approved to remove**

8. **Art.V.16.h.6.** The Planning Board may require that all utilities, ~~exclusive of~~ **except for** transformers, be placed underground at the time of initial construction. ~~Required utilities may include water, sewer, storm drainage, telephone, TV cable, electricity, gas, and wiring for streetlights.~~ **Approved**

~~9. Art.V.16.h.7. Solid waste and recycling receptacles of adequate capacity shall be provided for the maximum number of residents. Receptacles shall be screened from view by fencing or landscaping and regularly emptied to prevent odor and conditions. The receptacle shall be designed to prevent loose litter.~~

All garbage cans, garbage collection areas, loading areas, loading docks and loading dock doors and mechanical equipment must be screened from view.

Next meeting will be June 16 2025. Lynn will take the minutes