

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 10 December 2012, Town Hall**

AGENDA

1. Approve minutes of the 3 December meeting.
2. Review Nan's feedback about questions arising at 3 December meeting.
3. Deliberate and decide about issues arising from public feedback about ridgeline protection:
 - a. Should map graphics and legend be clarified and coordinated with text?
 - e.g. Keep or eliminate viewing site arrows?
 - e.g. Reference to 35' vertical buffer and green area
 - e.g. Green area does not spill over town boundary
 - b. Does the 500' setback create unbuildable properties? Non-conforming structures?
 - c. If so, should property owners within designated protection areas be protected from having an "unbuildable parcel?"
 - d. If yes, should 500' green/unbuildable setback be altered? If so, how?

Sample Options:

 - Eliminate 500' setback.
 - Eliminate 500' setback if not visible from public location.
 - Keep 500' setback, but authorize PB to waive 500' setback if parcel is rendered unbuildable and establish compensatory measures, process and criteria.
 - Other?
 - e. Should Fox Hill ridgeline retain designation as protected ridgeline?
4. Once again, deliberate and decide about more than one principal residence on a lot:
 - a. Review three recommendations in 4 November letter from PB to TB.
 - b. Review pros and cons of having more than one principal residence on a lot.
 - c. Examine pros and cons of minimum lot size for such arrangement.
 - d. Examine pros and cons of maximum dwelling size for such arrangement.
 - e. Decide.