

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

AGENDA

1. Approve minutes of the 27 August meeting.

2. Gather information and deliberate about allowing subdivisions for trail lots/trail overlay zones and decide what the ZRC recommendation will be:

a. Issue originated in PB Chair John Ingram's June 12 email suggesting ZRC "start thinking about giving the PB the authority to create lots for recreational purposes" based upon potential applications regarding subdivisions without accessibility, building envelope, or septic. Supervisor Bassin suggested "no-build lots without the need for them to be part of a recreation or conservancy program."

b. ZRC 25 June discussion found little likelihood of truly unbuildable lots, though possibly from easements. Consensus focused on need for access and records keeping.

c. John Lyons' June 30 email to John Ingram noted that "virtually all laws regulating the subdivision of land pre-suppose that the purpose of subdivision is the eventual development of lots, mostly for the purpose of constructing residential dwellings....Grant of an easement...instead of a gift is a way to allow trail access...putting a provision in local zoning law to allow these kinds of subdivisions is worthy of consideration....would have to drafted with careful thought so that it would not end up being applied beyond its intended purpose...."

d. "Non-buildable trail lots/trail overlay zones—can we accommodate this?" was raised by Supervisor Bassin at 13 August public hearing about Zoning Revisions Package #3.

e. ZRC discussed again on 27 August. Most members voiced reservations about allowing subdivisions for such trail lots/overlay zones due to concerns about precedents, sustainment, tax implications, and easements.

f. Chair conveyed eight questions to CLC Executive Director. ZRC has written responses.

g. CLC Exec Dir Peter Paden will help frame questions and points of inquiry, provide information, and help analyze options...as prelude to ZRC decision. [60 mins]

3. Review ZRC 27 August decisions about setbacks from existing residences for new ag uses: [20 mins]

a. Nan Stolzenburg has obtained opinion from Dr. Bob Somers at NYS Ag & Mkts re: 80 feet setback and SUP requirement.

b. May need to distinguish between application in NYS Ag District versus Town Ag District.

4. Review Definitions list for Zoning Revisions Package #4. [30 mins]