

**Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., 2 April 2012, Town Hall**

**AGENDA**

1. Approve minutes of the 26 March meeting.
2. Recusal check.
3. Confer with Nan Stolzenburg and decide about final revisions of cell tower law:
  - a. Subsection 8C, Bond, and related passages—including incorporation of features about renewing special use permit and reviewing bond sufficiency every five years; [20 mins]
  - b. Subsections 4C6b and 7D about PB waiver authority—including examination of, and decision about, several options arising from 26 March deliberations; [20 mins]
  - c. Whether to insert a sunset provision about dormant cell tower applications. [15 mins]
4. Confer with Nan and map steps leading to completion of ZRC mission:
  - a. Note Zoning Ordinance sections already revised: [5 mins]

Package #1: Adopted 21 July 11—	Section I: Title & Scope Section VII: Administration & Enforcement Section VIII: Zoning Board of Appeals Section IX: Planning Board Section X: Amendments Section XI: Interpretation & Application Section XII: Definitions
Package #2: Adopted 20 October 11—	Section XIII, Site Plan Review Section V (I), Open Space Cons Subdiv
  - b. Review next steps leading to submission to TB of Package #3— [10 mins]

Section II: Establishment of Districts
Section III: Use Regulations
Section IVB: Area and Bulk Regulations—Density Control Schedule
Section V (J): Special Use Permits
Floating Business District
  - c. Density Bonuses (Introductory explanation, Q & A) [20 mins]
  - d. Identify steps toward completing Package #4: [15 mins]

Section V: Supplementary Regs, including commercial design standards
Section VI: Non-Conforming Buildings, Uses, and Lots
Section XII: Definitions—consolidate and update
  - e. Identify final steps toward completing ZRC mission: [10 mins]

Consolidate all into single local law; other actions, e.g. review subdiv regs
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