

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 16 April 2012, Town Hall**

AGENDA

1. Approve minutes of the 16 April meeting.
2. Recusal check.
3. Recommended revisions to LL#1 of 2011, Telecomm Towers, to Town Board.
Excerpt from Art Bassin email: *“On behalf of the Town Board and the Town, please thank the members of the ZRC for doing an excellent job with a difficult issue...”*
4. Review density bonus text updates that implement ZRC 16 April decisions.
Consider excerpt from Nan Stolzenburg email:
*“The attached updates the density bonus section to include the items mentioned in the 16 April minutes.
However, there is one item I did not address in the draft. The minutes asked for more specificity in defining what a qualified Ancram resident would be and suggested setting up some sort of priority system. As we discussed before, there is a relatively high level of process and administration needed in order to fully execute the affordable housing section. That process includes procedures for determining affordable housing requirements, maintenance of the units as a continuing obligation to remain affordable, affordability restrictions, dealing with affordable rental units, determining applicant eligibility, and administration of the program.
I recommend leaving your definition of affordable housing tied to income (as shown in the proposed definition at the bottom of the last page of the attached draft) and feel that there is much more thought and process that needs to go into defining other aspects of what might make someone 'qualified'. Setting up a point system or prioritization system to choose qualified people to move into or buy these affordable units/lots will take some thought, and I do not think it is necessary to be part of the zoning law.
These are important questions for the Town to ponder and answer, but I think best addressed in an affordable housing procedure/program. When this package of zoning changes are transmitted to the Town Board, the ZRC could educate the Town Board on what those steps are and recommend that this program/procedures be developed by the Town Board. For these reasons, I did not add anything into the draft language to address further fleshing out of the definition until after you discuss this.”*
5. Initiate examination of draft revisions to Section VI, Non-Conforming Buildings, Uses and Lots.