

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 1 November 2010, Town Hall**

AGENDA

“When a man does not know what harbor he is making for, no wind is the right wind” (Seneca)

“Ends drive ways and means.”

1. Approve minutes of the October 25th meeting.
2. Examine with Nan Stolzenburg our targets for site plan review and how to achieve them.
 - a. What does Comp Plan call for us to accomplish? (15 mins)

See attached excerpts from Vision, Goals, and Detailed Strategies.
 - b. What needs to take place to make new building and development consistent with the plan’s goals? (30 mins)
 - c. What degree of site plan review gives best assurance that proposals match criteria?
Examine Options—pros & cons, near-term and long-haul: (45 mins)
 1. Full Site Plan Review for all commercial and major subdivisions (and minor subdivisions that cumulatively become majors) with no site plan review for minor subdivisions and dwellings. ZEO/BI determines compliance with zoning laws for minor subdivisions, and for proposed one and two-family dwellings, accessory apartments, and mobile homes. [Note: multi-family dwellings are deemed “commercial” under NYS Building Code.]
 2. Full Site Plan Review for all commercial and major subdivisions (and minor subdivisions that cumulatively become majors) with abbreviated site plan review for minor subdivisions. ZEO/BI determines compliance with zoning laws for proposed dwellings.
 3. Full Site Plan Review for all commercial and major subdivisions (and minor subdivisions that cumulatively become majors). Require abbreviated site plan review for minor subdivisions. Exempt from ASPR both single family dwellings and mobile homes, except reinstate a square footage threshold trigger for ASPR of single family dwellings larger than (X). Require ASPR for accessory apartments and multi-family dwellings as they may have parking/access issues.
 4. Full Site Plan Review for all commercial and major subdivisions (and minor subdivisions that cumulatively become majors). Require abbreviated site plan review for minor subdivisions and for all one and two-family dwellings, accessory apartments, and mobile homes.
 5. Full Site Plan Review for all commercial and major subdivisions (and minor subdivisions that cumulatively become majors). Require abbreviated site plan review for minor subdivisions, for all single-family dwellings larger than X, and for all two-family dwellings, accessory apartments, and mobile homes.
 6. Other
 - d. Other Topics for Discussion (15 mins)