

**Town of Ancram
Zoning Revisions Committee
7:15 p.m., 11 April 2011, Town Hall**

*6:30 p.m. Board of Ethics Orientation about Town of Ancram Ethics Law No. 1 of 2011 for
Town of Ancram officials, employees, volunteers who have not previously attended.*

AGENDA

1. Approve minutes of the April 4 meeting.
2. Recusal check.
3. Drawing upon April 4 discussion, review draft definition for “Light Manufacturing:”

Light Manufacturing: A use in which a product is manufactured, but the manufacturing process and facility have minimal impact on the property where the manufacturing takes place and almost none on adjacent properties, with qualities including:

- *No creation of noise, vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line;
- *No change to the character of the lot or the surrounding neighborhood;
- *Adequate screening of outside storage of goods, materials, or equipment;
- *Signs limited in size;
- *No chemical, metal, or hazardous waste, or potential contamination of surface or ground water;
- *Adherence to all applicable commercial design and other standards cited in this zoning ordinance.

4. Continue revising Section III, Use Regulations, by determining uses permitted in the Ancram Hamlet Business/Residential Zoning District.

Using Use Table Worksheet, for each identified use, determine whether the use should be permitted in AH-B/R by right, or conditionally permitted with a SUP; whether the use should require SPR/ASPR; or whether the use should not be permitted.

Review will resume at page 12, “Foundry.”

5. Continue revising Section III, Use Regulations, by determining uses permitted in the Ancramdale Hamlet and Boston Corners Hamlet Business/Residential Zoning Districts.