

**Town of Ancram
Zoning Revisions Committee
18 July 2011, Town Hall**

At 7:00 p.m., the Town Board will convene a public hearing about the first package of zoning amendments—Sections I, VII, VIII, IX, X, XI, and XII. The hearing is an opportunity for citizens to offer comments and voice questions about the proposed amendments to the Town Board.

From time to time, the Town Board may ask the ZRC chair, ZRC members, or Nan Stolzenburg to clarify features of the proposed amendments, but response to every comment or question is not necessary.

The ZRC Meeting will convene five minutes after the public hearing concludes.

ZRC Meeting AGENDA

Approve minutes of the July 11 meeting.

2. Recusal check.
3. Discussion of points raised at the Package #1 Public Hearing, if necessary.
4. Discussion with Nan Stolzenburg about the 2d Package of Zoning Amendments—Section XIII, Site Plan Review, and Sub-Section V (I), Open Space Conservation Subdivisions, along with Transmittal Memo to TB—if necessary.
5. Discussion with Nan Stolzenburg about Use Table and Special Use Issues. Tentative topics of discussion include:
 - a. Given that Ancram has limited options for siting businesses (e.g. the hamlet B/R districts, the industrial district, and the agriculture district), is the ZRC on the right track in allowing low impact home businesses in the ag district, but not permitting or requiring SUP for high impact and storefront businesses?
 - b. Do uses encouraged by the NYS Ag & Mkts Law apply equally to land that the farmer leases, or only to land that the farmer owns?
 - c. Replacement for Section V, Supplementary Regulations, Sub-Section J, Conditional Uses Allowed by Special Use Permit from the Zoning Board of Appeals:

Nan gives an oral tour of this draft—procedures, general factors for consideration, and individual standards for special uses—focusing on questions ZRC must answer.
 - d. For contrast, Nan reviews draft individual standards from Cairo special use section.