

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 21 November 2011, Town Hall**

AGENDA

1. Approve minutes of the November 14 meeting.

2. Recusal check.

3. Density Control Schedule—

-Consider current Section IV, Density Control Schedule, on page ZO-11;

- Consider draft Density and Dimension Tables, v1 11 7 11, provided on Nov 7 by Nan;

-Consider Nan's comments: "To frame the density table I handed out..., here are some general on-the-ground stats that we got from the maps...While there are 50' setbacks in some parts of the hamlet, I do not recommend that – it is too far for a hamlet (that is why I picked something in the middle). Perhaps the road frontages (width) might need increasing a little as it seems that many are relatively large even in the center of Ancram. But that's what they are:

Ancram Hamlet:

Setbacks vary from 0 feet (older homes in the center) to 50 feet (newer homes on the outskirts)

Road frontage varies from 60 to 100 feet, with some up to 130 feet.

Ancramdale Hamlet:

Setbacks, 0 to 50 feet

Road frontage, 100 to 200 feet

Boston Corners Hamlet:

Setbacks 20 to 60 feet

Road frontage hovers around 200 feet

Yes, these are larger setbacks and road frontages than we usually find, but that's what they are. The setbacks are smallest in the center of Ancram hamlet, but frontages are relatively large, even there."

-Consider Carson Road lot information to be provided by Donna Hoyt.

-Consider Nan Stolzenburg's answers to questions raised at November 14 meeting.

a. Determine edits to "Density Requirements" table;

b. Determine edits to "Lot Dimension Requirements" table;

c. Determine edits to Carson Road setbacks.

[45 mins]

4. Floating Business/Light Industrial District—

-Consider Nan's answers to questions raised at November 14 meeting.

Determine additional recommendations about FBD.

[45 mins]

5. Follow-Up re: Use Table and Special Uses

[15 mins]