

**Town of Ancram
Zoning Revisions Committee
24 October 2011, Town Hall**

AGENDA

1. Approve minutes of the October 10 meeting.
2. Recusal check.
3. Note Town Board approval on October 20 of Zoning Amendments Package #2, comprising new Section XIII (Site Plan Review) and updated Section V (I) (Open Space Conservation Subdivisions).
4. Follow-up: See October 10 Minutes. Chair to schedule talk between ZRC and Rhoda HOA President.
5. Follow-up: See October 10 Minutes re: Floating Business District—
 - a. Comp Plan Guidance: Detailed Strategy 7.10—“Floating Zone...provide flexibility in allowing and siting commercial businesses compatible with the rural, scenic character of the town...to permit the establishment of commercial businesses not envisioned in zoning in any part of town...Expand the floating zone performance standards to require dedicated open space, and design and layout standards that will ensure consistency with open space, environmental and other goals and policies of the Town....”
 - b. FBD Questions and Nan’s Answers:
 - Is it appropriate/legal/beneficial to establish a FBD for just one business? IFFY BUT IT DEPENDS ON THE STRUCTURE AND RULES IT ESTABLISHES. OFTEN IT STARTS OFF FOR ONE BUSINESS, BUT ARE ON PARCELS THAT ARE LARGER TO ALLOW OTHERS.
 - If so, how does that differ from spot-zoning? IT OFTEN DOESN’T – THAT IS WHY IT REALLY SHOULD NOT BE BUSINESS BY BUSINESS. Without specific language about why/how/where, it legalizes spot-zoning.
 - Has Nan personally worked with municipalities that incorporated FBD into their zoning? YES..SOME FORM OR OTHER ALTHOUGH OTHERS CALL IT DIFFERENT THINGS.
 - If so, did those municipalities find that the FBD worked out favorably or unfavorably? DEPENDS ON YOUR OUTLOOK. SOME SEE IT AS NEEDED FLEXIBILITY. OTHERS SEE IT AS A WAY TO UN-DO THE ZONING REGULATIONS. IT HAS MIXED RESULTS AND CAN OFTEN, AND IS OFTEN ABUSED.
 - Are there lessons to be learned from others’ experience with FBD?” YES...IT CAN BE ABUSED. IT NEEDS TO BE SPECIFIC AND TIGHT SO THERE IS NO WAY A FUTURE TOWN BOARD USES IT SO LIBERALLY THAT IT UN-DOES ALL THE ZONING HAS TRIED TO ACCOMPLISH.
6. Consolidation of Use Table—By Nan or ZRC? Guidance?
7. Density Control Schedule
8. Other