

**Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., 31 January 2011, Town Hall**

**AGENDA**

1. Approve minutes of the January 24 meeting.
2. Revise Section III, Use Regulations, pages ZO-6 thru ZO-9:
  - a. Definitions (from Draft Definitions, v2, 6/1/2010):
    - (1) “Use”—The purpose for which any building, other structure or land may be arranged, designed, intended, maintained, or occupied;  
Any occupation, business activity, or operation conducted (or intended to be conducted) in a building or other structure or on land.
    - (2) “Accessory Use”—A use or structure which is incidental to, but associated with, the principal use, such as a separate garage or shed, fencing, and recreational facilities....
    - (2) “Special Use”—A land use which is deemed permissible within a given zoning district or districts, but which may have the potential to exhibit characteristics or create impacts incompatible with the purposes of the district....
    - (3) “Special Use Permit”—An authorization of a particular land use which is permitted in the Town of Ancram Zoning Law subject to special requirements to assure that the proposed use is in harmony with the Zoning Law and will not adversely affect the neighborhood if such requirements are met.
  - b. Peer into your crystal ball, project 5-10 years into the future, and identify all uses that should appear somewhere in the use table. [30 mins]
  - c. Determine which uses should be permitted by right, which should be subject to site plan review, and which should be designated as special uses requiring a special use permit. [30 mins]
  - d. Determine the categories into which the uses may reasonably be grouped. [20 mins]
3. Review draft version 1, Special Use Procedures. [30 mins]