

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

AGENDA

1. Approve minutes of the October 24 meeting.
2. Recusal check.
3. Follow up October 10 discussion about potential Lower Rhoda R1 Zoning District:
 - a. Comp Plan Detailed Strategy 8.16: "Identify densely populated areas in the Agricultural Zoning District, such as Rhoda Lake...and establish these areas as separate zoning districts with setbacks more appropriate for the lot size configurations in these areas. The setbacks...should be consistent with the setbacks now in the hamlets."
 - b. See October 10 ZRC minutes for probable compatible and not compatible uses.
 - c. See October 10 minutes for uses requiring further deliberation, including sheds, kennels, outdoor wood furnaces, tennis courts, B&B, ag uses, ag-related commercial uses, beekeeping, business uses, doctors' offices.
 - d. Confer with Madeleine Israel to determine uses likely to be compatible and not compatible with Lower Rhoda HOA requirements, and about setbacks. [30 mins]
 - e. Determine uses and setbacks for Lower Rhoda R1 Zoning District [15 mins]
4. To identify issues for resolution with Nan Stolzenburg on 7 November, continue previous discussions about:
 - a. Detailed Strategy 8.16.....Four Corners Road? [15 mins]
 - b. Density Control Schedule: setbacks? [10 mins]
 - c. Floating Business District [10 mins]
 - d. Expanded B/R Districts [10 mins]
 - e. Expanded I-1 District [10 mins]
 - f. Other