

**Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., 4 October 2010, Town Hall**

**AGENDA**

1. Approve minutes of September 27th meeting.
2. Update: Results of Legal Review of Final Edits to Wind Power Law...  
and Referral to Town Board (10 mins)
3. Update: Final draft of Cell Tower Law (5 mins)
4. Discuss with Nan Stolzenburg questions and thoughts about  
draft Site Plan Review Section and draft Minor Site Plan Review provisions (95 mins).

Among the topics are:

- a. What structures/projects should receive minor site plan review—all residences?  
Some? District location? Footprint threshold? Pros, cons, and considerations.
- b. Exempting customary residential accessory uses of 600 square feet or less.
- c. Location and screening of off-street commercial parking.
- d. Ancram's architectural character—What is it? What is it not?
- e. Hudson River Greenway Compact—What is it? Practical effects?
- f. Withholding percentage of funds/bond after project/phase completion.
- g. Escrow for minor site plan review?
- h. Should pre-development roads, tree cutting, etc trigger site plan review?
- i. Should minor site plan review apply only to residences?