

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

AGENDA

1. Approve minutes of the January 31 meeting.
2. Discuss revision issues with Nan Stolzenburg. Topics may include:
 - a. Does the ZRC want some subdivisions to be designed as *both* a conservation subdivision *and* as a clustered hamlet-like subdivision?
 - b. Does the ZRC want some subdivisions to be designed as *either* a conservation subdivision *or* a clustered hamlet-like subdivision?
 - c. If so, what size must the proposed subdivision be that would trigger such hamlet-like design? [current draft OSCS Law says over 15 lots]
 - d. Whatever the answers are to the above questions, does the ZRC want to *require* the hamlet-like design, *encourage* such design, or simply *allow* such design?
 - e. If the ZRC opts for any form of hamlet-like subdivision, what design standards would generally apply?

How to turn a subdivision into a traditional hamlet style? Use of the following Traditional Neighborhood Design (TND) Standards can accomplish that:

Zoning or Subdivision will need to outline specific standards in order to ‘get’ a hamlet style subdivision. If you were to measure all the characteristics of Ancram or other hamlets in the area, you would see the following general components. These are the features of a Traditional Neighborhood that the standards should be designed to emulate:

- Higher density
- Reduced lot sizes
- Mix of civic, retail, service, multi-family uses
- Park or green where buildings are oriented to
- Surrounded by open space outside of the neighborhood
- Specific lot arrangements so that 90% of dwellings located within 5 minute walk from center plaza/green.
- Narrow front setbacks to move structures towards the street
- Front porches
- Parking located to the rear or side
- Rectilinear streets
- Narrow streets
- Sidewalks
- Mixed use neighborhoods

f. Does the ZRC agree that the best course is to put such requirements/encouragements and design standards in the subdivision law, rather than in the OSCS Law?

g. Use Table and other Section III/Section VIII questions.