

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

AGENDA

1. Approve minutes of the October 24 meeting; note summary of October 31 discussion.
2. Recusal check.
3. Confer with Nan Stolzenburg about issues affecting completion of Package #3:

a. Use Table—

-Concept has been to consolidate the 15 pages of 324 individual uses into categories with descriptions and examples.

- There may be value in keeping the list of uses already considered, probably in alphabetical order, with minimal consolidation or categorization.

- *Should we consolidate as originally planned, or should we retain the list of individual uses already determined, in alphabetical order, perhaps with some minimal consolidation?*

--Pros and cons of each technique, Nan's info and advice, ZRC decision. [20 mins]

b. Floating Business District(s)—

-Note Comp Plan Detailed Strategy 7.10, Floating Zone, on page 38.

-Should we have FBD? If so, for what purpose? and subject to what standards?

-Or should we recommend a site for another business or light industrial district somewhere in town?

-Or should we expand the hamlet business/residential district even further?

- And/or should we expand the I-1 district?

-If we have FBD, should the concept be that it's for more than one business—potentially violating the notion that an FBD is only for businesses not already anticipated in zoning—or should it explicitly be for more than one business—thereby becoming a new business district or light industrial district?

-Would such a creation violate the objective of steering business growth toward the Ancram and Ancramdale hubs?

-See October 24 and Oct 10 ZRC Minutes.

--Pros and cons of each option, Nan's info and advice, ZRC decision. [40 mins]

c. Density Control Schedule—

-Note current Section IV, Density Control Schedule, on page ZO-11.

-Examine draft Density Control Schedule to be provided by Nan.

-Pros and cons of draft, ZRC reactions and guidance to Nan. [20 mins]

d. Special Uses (Tentative)—

-Nan reviews individually tailored standards for some uses. [20 mins]

e. Other Questions pertinent to Uses, SUP, FBD, Density Control [20 mins]