

Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., 9 December 2013, Town Hall

**AGENDA**

1. Approve minutes of the 8 April 2013 meeting.
2. Town Board referral to ZRC—Supplemental Regulation H, Ridgeline/Steep Slope Protection:
  - a. Background
    - 14 Apr 13 proposal (Draft 9 with map 4-15-2013) Draft 9 already sent to ZRC  
Via email 4/14/13, 10:54 pm—forwarded again on 12/7/13.
    - Sample public comments (e.g. Public Hearing, May 16, 2013)
    - 17 Oct 13 proposal (Draft 14 with map 10-7-2013) Draft 14 already sent to ZRC  
via email 10/15/13, 12:21 am.—forwarded again on 12/7/13.
    - Sample public comments (e.g. Public Hearing, Nov 21, 2013)
    - Comp Plan guidance
  - b. Town Board charge to ZRC
    - (1) Essential Tasks
      - \*Determine which (if any) ridgelines/steep slopes merit protection.
      - \*Determine how to honor Comp Plan guidance re: majors/minors.
      - \*Resolve mandatory compliance/voluntary compliance issue.
    - (2) Sample Guidance
      - \*The guidelines are OK. Debate is on which parcels guidelines should apply to and whether the designated parcels actually are visible.
      - \*Find common ground.
      - \*Minimize the tendency to rely on previously established positions.
      - \*Consider all options, including no designated parcel/map so PB focuses on highly visible sites as they are presented for approval.
      - \*Get the PB involved.
3. Determine how to accomplish TB charge.
  - a. How to organize? Sample approaches:
    - (1) ZRC and PB meet separately; talk separately; reach separate conclusions; joint session resolves, or ZRC resolves.
    - (2) Break ZRC into 3-4 work groups: Each group discusses, reaches conclusions; presents to full ZRC—accept points of commonality; debate and decide among points of difference.
    - (3) Break ZRC into 3-4 work groups, each with 1-2 PB members. Proceed as above.
    - (4) Other
4. Determine probable timeline; get acquainted with maps; and determine next steps.