

**Town of Ancram  
Zoning Revisions Committee  
12 December 2011**

Members Present: Hugh Clark, Barry Chase, Bonnie Hundt, Jim Miller, Bob Roche, Jane Shannon, Dennis Sigler

Members Absent: Terry Boyles, Barbara Gaba, Kyle Lougheed, Don MacLean, Bob Mayhew

Others Present: Donna Hoyt

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The Chair called the meeting to order at 7:08 p.m. and determined no recusals were necessary.

Using the second version of the FBD Decision Aid, the committee deliberated and reached the following decisions about a floating business district:

Adopt Option 4a—Add “light industrial/manufacturing” as a heading in the Use Table, with such use allowed only under FBD regulations, and authorize other business uses of greater intensity than those contained in the Use Table only under FBD regulations.

Re: single use FBD versus more than one—An FBD should be established to accommodate only a single use/applicant, but the committee requests Nan Stolzenburg include a process whereby a second or subsequent use within or adjacent to the FBD may be reviewed and decided upon by the Town Board.

Re: size of FBD—The minimum gross land area required for a FBD is five contiguous acres....There shall be a maximum of 70% lot coverage....The maximum building footprint for any building within the FBD shall not exceed 20,000 square feet. Rationale for this size included commentary that such a footprint is compatible with some existing agricultural buildings in the area.

Re: incentives—The committee endorsed the incentive currently contained in draft text whereby the TB “may reduce the minimum lot size, or increase the maximum lot coverage, when a FBD is proposed to be located within ½ mile of the B/R districts of Ancram and Ancramdale...” and requests Nan add similar incentive text for an FBD that is proposed in proximity to an existing FBD.

The committee again endorsed current text that FBD be limited to and available only to property having primary vehicular access to State Highways 22 and 82, and County Routes 3, 7, and 8 outside of any hamlet district, and that no FBD abut an R2 district.

Subsequent to one thread of discussion, the committee requests Nan answer two questions:  
Are there any zoning measures within NYS that must be put forth for public referendum?  
May a TB refer a proposed FBD for public referendum?

The meeting adjourned at 8:30 p.m.