

**Town of Ancram
Zoning Revisions Committee
17 January 2011**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Don MacLean, Bob Roche, Jane Shannon, Dennis Sigler

Members Absent: Barbara Gaba, Bonnie Hundt, Kyle Lougheed, Bob Mayhew, Jim Miller

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:02 p.m.

The committee approved minutes of the January 10 meeting.

The Chair noted that he and Nan Stolzenburg have edited the sub-section titles and sequence of the Site Plan Review section and will send a copy electronically to members for one final check before passing the SPR Section to John Lyons for legal review.

Following up discussion in previous meetings, the Chair has appointed a ZRC Sub-Committee on Ridgeline Protection. The memo with the composition and mission of this advisory panel is attached.

As agreed upon at the January 10 meeting, as a first step in deliberating about use and special use regulations, the committee discussed application and review procedures for special use permits.

Comments included:

- special use permits simply require an application; they are not like a variance, which is really an appeal after the ZEO has denied an application.
- the BI normally checks what zoning district the projected special use is in.
- features examined typically include signage, lighting, parking, etc—similar to site plan review.
- When granted, special use permits “go with the land.”
- typically require SEQRA; in most cases, the short-form SEQRA will suffice.
- could require site plan review for every SUP, with PB waiving unnecessary features.

Ultimately, members agreed that the four brief paragraphs at Section VIII E of the current zoning ordinance do not identify special use permit application and review procedures, and agreed that no member of the ZRC has a clear understanding of procedures that the ZBA currently uses. Don MacLean will contact Leah Wilcox to determine what procedures are used by the ZBA and how those procedures are similar to or different from the proposed site plan review procedures. The Chair will also ask Nan to provide some sample SUP application and review procedures.

The committee then examined six sample use tables provided by Nan, by Dennis Sigler, and by the Chair. All agreed that they liked having a short narrative for each zoning district analogous to a purpose statement that explains why the district exists. All agreed that an alphabetical list of uses is best, and that uses probably should be categorized into agricultural, residential, business/commercial, industrial, SCOZ, civic/public, and perhaps floating. There should be a key on every page showing what is permitted, special, etc. Too many entries in too small a type-face is as bad as having no lines and too few details.

The meeting adjourned at 8:35 p.m.