

**Town of Ancram
Zoning Revisions Committee
17 May 2010**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Kyle Loughheed, Don MacLean, Bob Mayhew, Jim Miller, Bob Roche, Dennis Sigler

Members Absent: Jane Shannon

Others Present: Donna Hoyt, Leah Wilcox

The Chair called the meeting to order at 7:05 p.m.

Members approved minutes of the May 10th meeting.

With extensive contributions from Ms. Wilcox, Chair of the Zoning Board of Appeals, and from Ms. Hoyt, the committee conducted a page-by-page review of draft Section VIII, Zoning Board of Appeals. Among the edits, comments, and questions:

To make Section VIII user-friendly and similar in organization to Section VII and the Planning Board section, Nan Stolzenburg will craft verbiage summarizing the purpose of the ZBA—why it exists. This “purpose” will be incorporated into paragraph A.

Paragraphs B-G, dealing with ZBA membership, were amended to coincide more closely with provisions in the Planning Board section, including appointment of an alternate member. Residence, training and attendance requirements, causes for removal, and Chairperson/Vice Chair appointments were clarified.

Appointment and duties of a ZBA Clerk were added.

Procedures for initiating appeals, notifying interested parties and the public, obtaining recommendations and advisory opinions from the Columbia County Planning Board and Ancram Planning Board, and for hearing appeals were clarified.

Procedures for rehearings, voting, default denials, use variances, area variances, and relief from decisions were all considered and edited as warranted.

Several queries will be directed to Nan for her research and response, including:

- the value of including verbiage about what happens if the ZBA fails to act;
- the relationship, if any, between the floating zone concept and ZBA authority and procedures;
- the benefits and drawbacks of including ZBA application forms in the revised zoning law, and whether New York State has requirements or guidance for such forms.

The Chair will annotate draft Section VIII with the changes, comments, and questions resulting from this discussion, and will send the annotated draft to Ms. Stolzenburg for her review, response, and action.

Due to the extensive time required for this wide-ranging review of draft Section VIII, the ZRC did not adhere to its anticipated agenda for this May 17th meeting. Those topics will be addressed at the next meeting on May 24th.

The meeting adjourned at 9:15 p.m.