

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

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bob Mayhew, Jim Miller, Bob Roche, Jane Shannon, Dennis Sigler

Members Absent: Bonnie Hundt, Kyle Lougheed, Don MacLean

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:00 p.m.

Members approved minutes of the April 26th meeting.

At the request of the Conservation Advisory Council, the committee identified issues for CAC research. The CAC will then prepare factual, concise, balanced information papers for ZRC use during deliberations. Suggested topics included buffers and protective measures for significant, sustainable vernal pools and wetlands; retention and sediment ponds; biodiversity assessments; and heritage trees. The ZRC also noted the value of research done in partnership with expert external agencies, such as the Cornell Cooperative Extension.

Following up discussion at the April 26th meeting, the committee reviewed twelve questions about the Zoning Enforcement Officer that had been researched and answered by attorney John Lyons. All agreed that Mr. Lyons' answers were well-researched, clear, and very helpful. During ensuing discussion, the committee posed several additional questions that the Chair will pass to Nan Stolzenburg and Mr. Lyons.

Draft text for a new section on the Planning Board was thoroughly reviewed. To be consistent with ZRC guidelines for a user-friendly document, it was agreed that the final paragraph, which identifies the Planning Board's jurisdiction and authority, serves well as a description of the Board's purpose and should be moved to the front of this section. Additional edits were made to simplify and clarify various features dealing with causes for removal, appointment of the Board Secretary, appointment of an agricultural member, and other elements of the text. Questions about actions by the Chair and Vice Chair and conflicts of interest will be passed to Nan. The committee also determined that two alternate planning board members should be designated and that the revised zoning law should state what happens if the Planning Board fails to act in a timely manner.

Members scanned draft Section VIII, ZBA, for potential questions to raise at the next meeting.

At the next meeting on May 10th, Nan Stolzenburg will discuss lingering questions and concerns about draft text for Section VII, Admin & Enf; the new Planning Board Section, and Section VIII, Zoning Board of Appeals. As prelude to upcoming work on the 3d Chunk, Nan will also cover "Site Plan 101"—info that all ZRC members should know about site plans.

The meeting adjourned at 9:08 p.m.