Draft Resolutions-Ancram Town Board Meeting – 9/20/2012

31. Adoption of Zoning Revisions – Package 3

In the Matter of the Adoption of the Town of Ancram Zoning Law Amendments: Adoption of new Section II (Establishment of Districts) including Section IIE (Floating Business District), Section III (Use Regulations), Section IVB (Density and Dimensions Table), Section IV J (Density Bonuses), Section V J (Special Use Permits), and Section VI (Non-conforming Buildings, Uses and Lots)

WHEREAS, the Town of Ancram adopted a Comprehensive Plan, which is a statutorily recognized instrument under Town Law §272-a for the immediate and long-range protection, enhancement, growth and development in a Town; and

WHEREAS, The Town of Ancram Comprehensive Plan encourages the Town to improve its zoning ordinance to be more effective and efficient; and

WHEREAS, the Town of Ancram Town Board, created the Ancram Zoning Revisions Committee to draft changes to the Ancram Zoning Ordinance as recommended in the Town of Ancram Comprehensive Plan; and

WHEREAS, the Ancram Zoning Revisions Committee after careful review, prepared these draft amendments to the Zoning Ordinance in accordance with the adopted Town of Ancram Comprehensive Plan with the assistance of a professional planner and attorney; and

WHEREAS, the Town Board has reviewed the draft amendments to new Section II (Establishment of Districts) including Section IIE (Floating Business District), Section III (Use Regulations), Section IVB (Density and Dimensions Table), Section IV J (Density Bonuses), Section V J (Special Use Permits), and Section VI (Non-conforming Buildings, Uses and Lots) and submitted it to the Town of Ancram Planning Board, Zoning Board of Appeals, and Conservation Advisory Council for advisory opinions, and conducted a public hearing thereon; and

WHEREAS, the Town Board of the Town of Ancram has caused to be prepared a Long Environmental Assessment Form (EAF) pursuant to the mandates of the State Environmental Quality Review Act (ECL Article 8 and 6 NYCRR Part 617); and

WHEREAS, the Town Board has duly considered the contents of the EAF and completed Parts 2 thereof; and

WHEREAS, the Town Board has identified the relevant areas of environmental inquiry and taken a hard look at them; and

WHEREAS, the Town Board has issued a negative declaration under SEQRA thereby complying with the mandates of the State Environmental Quality Review Act; and

WHEREAS, the Town Board has completed requirements of NYS General Municipal Law 239-m by forwarding a copy of the draft plan to the Columbia County Planning Department and waiting 30 days for their response.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE TOWN BOARD OF ANCRAM, COLUMBIA COUNTY, NEW YORK:

THAT THE Town Board of the Town of Ancram hereby adopts Package 3 of the Town of Ancram amendments to the Zoning Ordinance, including: new Section II (Establishment of Districts) including Section IIE (Floating Business District), Section III (Use Regulations), Section IVB (Density and Dimensions Table), Section IV J (Density Bonuses), Section V J (Special Use Permits), and Section VI (Non-conforming Buildings, Uses and Lots); and

THAT THE Town Board shall enter these amendments into the minutes of the Town Board and shall publish a summary or abstract of these amendments once in the official newspaper of the Town; and

THAT THE Town Board instructs the Town Clerk of the Town of Ancram to maintain a file in her office in the Town Hall to contain all parts of these amendments; and

THAT THE Town Board ensure that all parts of these amendments be posted on the Town's website; and

THAT THE Town Board cause affidavits of the publication and posting of the amendments be filed with the Town Clerk.

Motion Made by:

Motion Seconded by:

Vote:

_____Yea

_____No