

**DRAFT RESOLUTIONS - January 15, 2015**

**NEGATIVE DECLARATION - TYPE I ACTION  
Adoption of Updated Land Subdivision Regulations**

**WHEREAS**, the Town of Ancram adopted a Comprehensive Plan in April 2010 pursuant to Town Law 272-a; and

**WHEREAS**, the Town Board appointed a Zoning Review Committee and tasked them to draft amendments to the July 1972 Town of Ancram Zoning Ordinance and 1994 Land Subdivision Regulations to be consistent with the adopted Comprehensive Plan, and

**WHEREAS**, the Zoning Review Committee developed such language, and subsequently submitted such language to the Town Board for review and adoption; and

**WHEREAS**, the Town Board conducted an environmental review on the above described action as part of the required adoption procedures and a negative declaration was declared; and

**WHEREAS**, the Town Board has submitted the proposed Subdivision law to the Columbia County Planning Board as required by NYS General Municipal Law 239-m and the proposed action does not require any other permits or approvals from other State and Federal agencies prior to adoption; and

**WHEREAS**, the Town Board declared itself Lead Agency and conducted an environmental assessment according to SEQRA, 6 NYCRR Part 617; and

**WHEREAS**, the Town Board, after consideration of the Full Environmental Assessment Form Part I and Part II finds that the proposed local law:

- Fully implements the recommendations made in the April 2010 Town of Ancram Comprehensive Plan and thus assists the Town in meeting their environmental, cultural, agricultural, and historic protection goals as outlined in that plan.
- Updates regulations to be consistent with New York State Town Law 276, 277, and 278 procedures.
- Offers additional protection to the environment by:
  - Use of updated and expanded definitions, that now include terms including, but not limited to open space, rural character, sensitive environmental features and areas, steep slopes, traditional neighborhood, and buffer.
  - Enhancing the purpose statements, that now specifically include the need to protect rural and aesthetic character, retain natural areas, minimize disruption to natural environment and mitigate adverse environmental impacts.
  - Incorporating use of the open space conservation subdivision method.

- Enhancing design standards for subdivisions including:
  - Enhanced stormwater management requirements
  - Coordination for environmental protection standards with those outlined in the zoning law.
  - Requiring major subdivision to evaluate site conditions for flora and fauna.
  - Avoidance of fragmenting forests.
  - Authorizing extended use of buffers to protect wetlands.
  - Protection of farmland soils to the maximum extent feasible.
  - Minimizing disturbance on areas with steep slopes > 15%.
  - Enhanced assessment of groundwater resources and potential impacts.
  - Updated street standards that can result in less disturbance and footprint of roads on the environment.
  - Expanded submittal requirements so that the Planning Board has more data and information on the environment of a proposed subdivision.

**NOW THEREFORE BE IT RESOLVED**, that the Town of Ancram Town Board hereby declares that adoption of the updated Town of Ancram Land Subdivision Regulations described herein, will not have any significant negative environmental impacts; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes filing of a negative declaration (attached hereto), and file a notice in the Environmental Notice Bulletin according to SEQRA, 6 NYCRR Part 617; and

**BE IT FURTHER RESOLVED**, that the Town Supervisor is authorized to execute the Full Environmental Assessment Form.

**WHEREUPON**, this Resolution was declared adopted by the Town Board of the Town of Ancram:

The motion was moved by \_\_\_\_\_.

The motion was seconded by \_\_\_\_\_.