

**Amendment to the Zoning Ordinance of the Town of Ancram, New York**

The “Zoning Ordinance of the Town of Ancram, New York,” is hereby amended by deleting in its entirety old Section I entitled “Title and Scope” and substituting in lieu thereof the following new section which shall be designated as Section I and entitled “Title and Scope”:

**Section I. Title and Scope**

**A. Title.**

This Ordinance shall be known, and may be cited, as “The Zoning Ordinance of the Town of Ancram, New York”. This ordinance is referred to herein simply as the “Zoning Ordinance.”

**B. Enactment and Authority**

This Zoning Ordinance is enacted pursuant to the authority of the New York State Town Law, Article 16.

**C. Scope.**

This Zoning Ordinance regulates the location, construction, alteration, and use of buildings and structures and the development and use of land within the Town of Ancram and for said purposes divides the Town into the Zoning Districts as set forth enumerated in Section II of this ordinance.

**D. Purposes.**

This Zoning Ordinance is adopted pursuant to the authority cited above to protect and promote public health, safety, comfort, convenience, economy, aesthetics, environment and general welfare and for the following additional purposes:

1. To guide development of the Town in accordance with the Town of Ancram Comprehensive Plan, and in so doing, achieve the goals and realize the vision of that Plan as a place to live and to work with beneficial relationships among the residential, commercial, and mixed-use areas within the Town.
2. To encourage farming by promoting the profitability and productivity of our current farms, attracting new farms and farm-related businesses, protecting farmland, and preserving open space.
3. To protect the Town’s important scenic views.

Section I Title and Scope, Adopted 21 July 2011

4. To protect Ancram's rural, small town character.
5. To protect all natural resources, including groundwater, watersheds, streams, wetlands, woodlands, ridgelines, wildlife habitats, and clean air, and to restrict and decrease noise, air, and light pollution.
6. To encourage use of alternative energy sources.
7. To enhance the appearance, character, and safety of the hamlets of Ancram, Ancramdale, and Boston Corners to stimulate economic development, attract business investment, create jobs, and serve as centers of town commerce and communal activities.
8. To allow business activities and appropriate non-residential development outside hamlets in a manner that maintains the scenic, rural character; environment; and low density residential nature of those areas.
9. To improve the supply of affordable housing and encourage housing for seniors.
10. To provide flexibility in determining lot sizes, allowing small building lots while promoting open space and rural character.
11. To provide a network of streets, highways, sidewalks, and paths that ensures convenient access and safe, efficient circulation for motorists, cyclists, pedestrians, and emergency vehicles during normal circumstances and during times of fire, flood, and other dangers.
12. To promote Ancram's recreational needs to enhance a sense of community.
13. To ensure new land uses conform to our community's desire to protect farmland, open space, the environment, and our rural character.