

**TOWN OF ANCRAM  
PLANNING BOARD  
1416 County Rt. 7  
Ancram, NY 12502  
Telephone (518) 329-6512 ext. 5  
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**SPECIAL USE PERMIT APPLICATION INSTRUCTIONS**

A special use is defined by Town Law as a conditional use, permitted by law, with such conditional uses specified in Section **111 A of the Zoning Law**.

The Zoning Law provides that the following requirements shall be met before the **Planning Board** can grant a special use permit.

The **Planning Board** shall take into consideration the public health, safety, and welfare, and shall assure itself of the following:

1. That there shall not be any other detrimental effect by the establishment of such use on other uses within the district.
2. That such use will be in harmony with the orderly development of the district and the location, nature and height of buildings, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands.
3. That all structures, equipment and materials shall be reasonably accessible for fire and police protection.
4. That the use meets the prescribed requirements for the district in which located, including minimum yard requirements, including maximum height, required off-street parking and sign regulations.

In addition, the Board may require any walks, fencing, or landscaping or attach such conditions that it deems necessary to protect the value of adjacent properties or to prevent any hindering of the appropriate use of adjacent land.

[SUP 10/2013]