

Town of Ancram, Adoption of Zoning Law Amendments

A Local Law proposing an amendment to the Town of Ancram Zoning Law to implement the 2019 Updated Town of Ancram Comprehensive Plan recommendations as they pertain to land use regulations.

FEAF Section F – Additional Information About the Action

This action is an amendment to various parts of the Town of Ancram Zoning Law (the “Zoning Law”). This action will implement changes that were recommended in the 2019 Town of Ancram Comprehensive Plan (Plan). They include changes to how accessory apartments are regulated; an addition of short term rental controls; addition of rules for the spreading of biosolids on land; changes to controls of accessory uses on vacant lands; and updates to storage of boats and trucks on lots; commercial logging (to add performance bond requirements); sign regulations (to address recent Supreme Court rulings about signs); supplemental standards for auctions, recreational vehicles, and special event facilities; and addition of several definitions to support these updates. All of these were identified in the Plan as elements needing to be addressed to meet Town needs.

Some of the proposed zoning changes are clarifications and are areas identified by the Planning Board, Town Board, or CEO as lacking a definition, confusing language, or vague. Others are added to address new land use issues that have arisen since 2014 when the current Zoning Law was developed. The Town Comprehensive Plan called for Ancram to control new land uses affecting the Town in a manner that protects the environment and community character Ancram and that balances landowners needs.

Regulations have been added for the following land uses previously not included in the zoning:

- Short Term Rentals
- Spreading of Biosolids
- Auctions
- Special Event Facilities
- Recreational Vehicles

Regulations have been amended for the following land uses currently included in the zoning:

- Accessory Apartments/Guest Houses
- Accessory Uses on Vacant Lands
- Storage of Boats and Trucks on Lots
- Commercial Logging
- Sign Regulations

Various definitions have been included that correlate to the above topics.