

MEMORANDUM

TO: Ancram Town Board
FROM: Hugh Clark, Chair, Zoning Revisions Committee
SUBJECT: Proposed Local Law #6 of 2022 (Zoning Amendments)
DATE: 16 June 2022

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The Zoning Revisions Committee (ZRC) was charged to bring all town land use regulations into consonance with the 2019 Comprehensive Plan, thereby acting to achieve the 2030 vision for Ancram.

Fulfilling that charge requires completion of two tasks. One task is to implement guidance about zoning contained in the 2019 Comp Plan. The second task is to consider adjustments suggested by the Planning Board, Building Department, Zoning Board of Appeals, community members, and planning consultant.

This memo addresses features of Proposed LL #6 of 2022, "A Local Law Amending Miscellaneous Provisions of the Town of Ancram Zoning Law," and related documents.

Your packet contains:

- Resolution of the Town of Ancram Town Board introducing Local Law #6 of 2022;
- Proposed Local Law No. 6 of 2022 for Update of Zoning

Available online will be Zoning Law, November 2014, as amended November 2020 and January 2022, including LL #1 of 2021 (Solar); and now showing LL #6 recommended updates in context. The recommended updates are indicated by vertical red lines in the left margin, or by red type.

Your packet does not yet contain:

- SEQRA Environmental Assessment Form (FEAF) Part I (Project & Setting),
- Full Environmental Assessment Form (FEAF) Section F (Additional Information Narrative),
- Full Environmental Assessment Form (FEAF) Part 2 (Identification of Potential Project Impacts),
- Full Environmental Assessment Form (FEAF) Part 3 (Evaluation of Magnitude and Importance of Project Impacts and Determination of Significance),
- Potential Negative Declaration,
- Environmental Notice Bulletin SEQRA Notice Publication Form.

All will be prepared by Nan Stolzenburg and delivered to the TB later in the review/approval process.

What does this package of zoning amendments do?

These proposed zoning amendments refine and update Zoning Law Article III (Uses), Article V (Supplemental Regulations), and Article XIV (Definitions).

For example, among the uses added or modified in the Use Table are

- Electric Vehicle Charging Stations
- Clarifying footnote about home occupations
- Cannabis Dispensary.

For example, among edits to Supplemental Regulations are

- Guidance about Electric Vehicle Charging Stations
- Refinements of Commercial Logging Standards
- Consolidating into one coherent section all buffer requirements.

And—more than a dozen definitions have been added or refined.

All recommended edits comport with the vision, goals, and strategies of the 2019 Comprehensive Plan.

Next steps for the Ancram Town Board are:

*Tonight, Adopt the introductory Resolution, including:

- classifying adoption as a Type I action;
- declaring TB as lead agency;
- directing Nan to prepare FEAF Part I and F (and Parts II and III);
- directing referral to Columbia County Planning Board;
- directing referral to the Ancram Planning Board;
- schedule a public hearing (e.g. 6:45 pm, Thursday, 21 July 2022);
- directing Town Clerk to send and post public hearing notices.

Subsequently, the Ancram Town Board will:

*Review (and act on) FEAF Part I and its Section F;

*Conduct public hearing;

*Review CCPB and PB responses;

*Review (and act on) FEAF Part II, III, Neg Dec, SEQRA Notice Pub;

*Vote.