

MEMORANDUM

TO: Ancram Town Board
FROM: Hugh Clark, Chair, Zoning Revisions Committee
SUBJECT: Proposed Local Law #1 of 2023 (Moratorium)
DATE: 19 January 2023

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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 #1 of 2023, “A Local Law Establishing a Temporary Moratorium on Certain Applications for the Approval of Building Permits, Abbreviated Site Plan Approval, Site Plan Approval and Special Use Permits Related to Hospitality-Related Uses That Are Pending or May Be Subsequently Filed with the Town of Ancram.”

Your packet contains:

- Resolution of the Town of Ancram Town Board introducing Local Law #1 of 2023;
- Proposed Local Law No. 1 of 2023 to establish a temporary moratorium on certain applications related to hospitality-related land uses.

Before the February Town Board meeting, Nan Stolzenburg will prepare a resolution by which the Town Board may adopt Local Law #1 of 2023.

What does this proposed local law do?

-Section 3 (Purpose) explains that the Town desires to place a moratorium on review and approval of abbreviated site plans, site plans, special use permits, and building permits for all hospitality-related uses while the Town addresses long-range planning and zoning objectives to ensure consistency with the Comprehensive Plan. Affected are six (6) Residential-Commercial Uses, one (1) Agriculture-Related Commercial Use (not on farm), and fourteen (14) Business Uses—a total of twenty-one (21) affected uses.

-Section 5 (Scope) explains that no application for a cited hospitality-related use shall be accepted, reviewed, or decided during the moratorium.

-Section 6 (Exceptions) explains that this moratorium does not affect applications to renew valid, existing SUP for any hospitality-related use, nor does it apply to applications to amend site plans for any hospitality-related use if the site plan was complete, final and signed, and if the sought amendment does not expand, enlarge, or intensify the existing hospitality-related land use.

-Section 7 (Duration) explains that the moratorium is in effect for nine (9) months and, if necessary, may be extended by two (2) additional periods of up to six (6) months each.

-Section 10 (NYS Env Qual Review) notes that this local law is a Type II Action under NYS SEQRA. Therefore, it is not subject to SEQRA review.

Nan Stolzenburg drafted and strongly recommends this moratorium.

John Lyons provided the template for this local law, reviewed the draft, and produced the final version.

What are next steps for the Ancram Town Board?

*Tonight, adopt the introductory Resolution, including:

- direct referral to Columbia County Planning Board;
- schedule a public hearing (e.g. 6:45 pm, Thursday, 16 February 2023);
- direct Town Clerk to send and post public hearing notices.

*Subsequently, the Ancram Town Board will:

- Conduct public hearing;
- Review CCPB responses;
- Deliberate;
- Vote.