

MEMORANDUM

TO: Ancram Town Board
FROM: Hugh Clark, Chair, Zoning Revisions Committee
SUBJECT: Proposed Local Law #6 of 2023 (Zoning Amendments)
DATE: 19 October 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, Zoning Board of Appeals, Building Department, and community members.

On behalf of the ZRC, this memo addresses features of Proposed LL #6 of 2023, a proposed "Local Law Repealing and Replacing the Town of Ancram Zoning Law previously adopted and dated August 2022, and replacing it with a new Town of Ancram Zoning Law" and related documents.

Attached are:

- Resolution of the Town of Ancram Town Board introducing Local Law #6 of 2023;
- SEQRA Full Environmental Assessment Form (FEAF), Part I (Project & Setting) (13 pages--8 of which do not apply to this action);
- SEQRA FEAF Section F (Additional Information About the Action) Narrative (3 pages).

I am also providing to you separately by email proposed Local Law #6 of 2023 in pdf format. Due to its volume, printed copies of this proposal will be limited, but will be available in the main meeting room and small conference room at the Ancram Town Hall. The pdf of proposed Local Law #6 of 2023 will also be available on the Town of Ancram website.

To get a sense of context and to more easily determine what was refined, I suggest you first read SEQRA FEAF Section F, which provides a comprehensive overview. Then, as you read through the "marked up" pdf of proposed Local Law #6 of 2023, look for refinements in red type.

Your packet does not yet contain:

- *FEAF Part II, Identification of Potential Project Impacts;
- *FEAF Part III, Eval of Magnitude/Importance of Project Impacts & Determination of Significance
- *Potential Negative Declaration;
- *Environmental Notice Bulletin SEEQRA Notice Publication Form.

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

Next steps for the Ancram Town Board are:

- *Tonight, adopt the Introductory Resolution, including classifying as Type I action; declare TB as lead agency; refer to CCPB & Ancram PB; schedule public hearing; direct Town Clerk to post notices.
- *Subsequently, review & approve FEAF Part I and Section F; conduct public hearing; review CCPB & PB responses; review & act on FEAF Part II, Part III, Neg Dec, SEQRA Notice Pub, and...Vote.