

Resolution of the Town of Ancram Town Board

Adopting Local Law No. 6 of 2023, a Local Law proposing to update the Town of Ancram Zoning Law to implement the 2019 Updated Town of Ancram Comprehensive Plan recommendations as they pertain to land use regulations and to update regulations related to Hospitality Uses.

Resolution date: December 21, 2023

Whereas:

1. This resolution introduces a proposed new local law (LL No. 6 of 2023) that rescinds all previous versions of the Town of Ancram Zoning Law and replaces it with a new, updated version of the Town of Ancram Zoning Law which amends various sections of the Town of Ancram Zoning Law (the “Zoning Law”) and creates a new chapter entitled ‘Hospitality’.
2. The zoning amendments are proposed in the form of a Local Law pursuant to the authority and power granted to the Town Board and the Town by Articles 2 and 3 of the New York State Municipal Home Rule Law and by Article 2 of the New York State Statute of Local Governments.
3. The zoning law amendments in this local law are proposed to further implement the 2019 Town of Ancram Comprehensive Plan that established the need and direction for further protecting the unique environment in the Town, and to further the vision and goals established by the Community.
4. New legislation, introduced to the Town Board in January 2023 and adopted as Local Law No. 2 of 2023, established a temporary moratorium on certain applications for the approval of building permits, abbreviated site plan approval, site plan approvals and special use permits related to hospitality-related land uses that are pending or may be subsequently filed with the Town of Ancram pursuant to either Article VI (Special Use Permits) or Article VII (Site Plan Review) of the Town of Ancram Town Zoning Law.
5. In addition to, and in support of the implementation of the goals of the Town’s Comprehensive Plan, it is also the purpose of the proposed updated zoning to exercise our Town’s right to protect our citizens by ensuring new uses of land are protective of the public health, safety and general welfare, and that are consistent with locally established goals and objectives in accordance with our comprehensive plan. Ancram’s Plan is designed to preserve and protect, for the benefit of the town as a whole, the basically rural-agricultural character of the Town.
6. The Town Board directed that the Town ZRC be tasked with conducting the review of the Zoning Law as it relates to updating land use regulations related to hospitality uses, and other ways to continue to ensure zoning is consistent with the adopted 2019 Town of Ancram Comprehensive Plan.
7. This proposed Local Law is the result of hours of work and consideration by the Town’s ZRC, and planning consultant.

8. Adoption of this local law establishing an updated zoning law has been determined to be a Type I action, pursuant to the New York State Environmental Quality Review Act (SEQR) 6 NYCRR Part 617.4, and
9. The proposed action will not require permits and approvals from any other local, regional, or State agencies prior to adoption, and a coordinated SEQRA review is not required; and
10. The Town Board carefully reviewed Parts I, II, and III of the Full Environmental Assessment Form and took the required hard look on the above-described action according to SEQRA, 6 NYCRR Part 617 as part of the required adoption procedures.
11. The Town Board determined that there would be no significant adverse environmental impacts related to adopting these zoning amendments and has issued a negative declaration to that effect.
12. The Town Board held a duly noticed public hearing to elicit input from the community on these zoning amendments. The Town Board also posted a copy of the proposed Local Law on the Town's web site and made a paper copy of the proposed Local Law available for review by the public at the Town of Ancram Town Hall, 1416 County Route 7, Ancram NY 12502.
13. The Town Board made a referral to the Town of Ancram Planning Board as required in the Zoning Law, and to the Columbia County Planning Board pursuant to GML 239-m and has received and considered their comments.
14. Pursuant to New York State Municipal Home Rule Law § 20, Local Law No. 6 of 2023 proposing updates to the Zoning Law for the Town of Ancram was received by each member of the Town Board prior to this meeting via email and that proposed Local Law shall be deemed to be on the desk of each member of the Town Board as of tonight's Town Board meeting.

NOW THEREFORE, BE IT RESOLVED,

- Section A. The Town Board hereby adopts Town of Ancram local law No. 6 of 2023, an update 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 and to update regulations related to Hospitality Uses.
- Section B. That the Board hereby authorizes the Town Clerk to post the updated Zoning Law on the Town of Ancram Website and to forward a copy of this updated Zoning Law to the Chair of the Town Planning Board, Chair of the Town Zoning Board of Appeals, and to the Town Building Department.
- Section C. That the Town Board instructs the Town Clerk to file the ENB form for the Negative Declaration as required by 6NYCRR Part 617.
- Section D. That the Town Board directs the Town Clerk to inform the Columbia County Planning Office if its decision on such form as may be prescribed by the Columbia County Planning Office.

Section E. That the Town Board shall enter this law into the minutes of the Town Board and shall publish a summary or abstract of it once in the official newspaper of the Town.

Section F. That the Town Board instructs the Town Clerk to maintain a file in her office in the Town Hall to contain all parts of this law, including the maps, and instructs the Town Clerk to ensure that affidavits of the publication and posting of the amendments be filed with the Town Clerk.

On a motion by: _____

And Seconded by: _____

Roll Call Vote of Resolution:	In Favor	Against	Abstain	Absent
Arthur Bassin, Supervisor	_____	_____	_____	_____
Hugh Clark	_____	_____	_____	_____
David Boice	_____	_____	_____	_____
Amy Gold	_____	_____	_____	_____
Bonnie Hundt	_____	_____	_____	_____

This resolution was filed in the office of the Town of Ancram Town Clerk on the ____ of _____, _____ by Monica Cleveland, Town Clerk of the Town of Ancram.

Exhibit A: Proposed Local Law No 6. of 2023, a proposed local law to update the Town of Ancram Zoning Law to implement the 2019 Updated Town of Ancram Comprehensive Plan recommendations as they pertain to land use regulations and to update regulations related to Hospitality Uses.