

**RESOLUTION ____ of 2023
ANCRAM TOWN BOARD**

NEGATIVE DECLARATION – UPDATE TO ZONING LAW

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.

DATE: DECEMBER 21, 2023

WHEREAS:

1. Proposed new legislation in the form of a local law updating the Town of Ancram Zoning Law has been introduced and reviewed.
2. The new provisions related to the updated zoning 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. In 2019, pursuant to the authority granted in New York State Town Law § 272-a, the Town of Ancram adopted an updated Comprehensive Plan. That Plan sets forth Ancram’s vision for its future, and the blueprint for how the Town should grow and how Ancram should preserve the characteristics and qualities of the Town so valued by Town residents. The Comprehensive Plan consists of materials, written and/or graphic, including, but not limited to, maps, charts, elements, appendices, and other descriptive material. Section 272-a (11) of the Town Law requires, in relevant part, that all town land use regulations must be in accordance with an adopted Comprehensive Plan.
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; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE TOWN BOARD OF THE TOWN OF ANCRAM, COLUMBIA COUNTY, NEW YORK FINDS:

1. That the Town Board, after consideration of the Full Environmental Assessment Form Part III finds that:
 - a. The Town has not identified any significant, adverse environmental impacts that would result from adopting the amended zoning law. The Town Board has reviewed Part I and II and has determined that there are no identified potential moderate to large adverse environmental impacts associated with adopting updates to the zoning law for the Town of Ancram. This action implements policies established in the 2019 Town of Ancram Comprehensive Plan. Protection of the environment and maintenance of the rural character of the Town are paramount policies of the Town and this local law is established to update the zoning regulations to ensure consistency between future development and that Comprehensive Plan. The ZRC conducted an almost year-long review of the zoning as it relates to hospitality uses and recommended, and the Town Board agrees with a variety of zoning changes needed to address ongoing and new issues facing hospitality uses in the Town.
 - b. The action of adopting a local law by itself will not result in any physical change to the environment. The proposed zoning changes relate to ensuring that new hospitality uses have a scale, intensity, and are of the type of use that is consistent with the vision, goals, and policies of the Town of Ancram as detailed in the 2019 Comprehensive Plan. All recommended changes further the environmental protection goals of the Town of Ancram while allowing for appropriate hospitality uses. A detailed Section F narrative attached to Part I of the Full EAF was provided to fully describe these proposed zoning changes. As detailed in Section F, the proposed zoning changes allow for certain appropriately scaled and designed hospitality uses, and prohibits those that are of high intensity, large scale, or not consistent with continuing the high environmental quality and rural character of the

Town of Ancram. Thus, the Town Board considers this action will positively benefit the Town of Ancram and is fully consistent with the goals of SEQR. The primary purpose of the proposed amendments to the zoning law are to allow certain hospitality uses in a manner consistent with Ancram’s environment.

2. That the Town Supervisor is authorized to execute and sign the Full Environmental Assessment Form, Part III.
3. That the Town of Ancram Town Board hereby declares that adoption of the proposed Local Law No. 6 of 2023 establishing a Local Law that updates the Town of Ancram Zoning Law as described herein, will not have any potential significant adverse environmental impact; and
4. That the Town Board hereby makes a negative declaration regarding SEQR 6NYCRR Part 617 and authorizes filing of such negative declaration (Part III of the FEAF); and
5. That the Town Board directs the Town Clerk to file a notice in the Environmental Notice Bulletin according to SEQRA, 6 NYCRR Part 617 as required; and

WHEREUPON this Resolution was declared adopted by the Town Board of the Town of Ancram:

On a motion by: _____

And Seconded by: _____

Roll Call Vote of Resolution:	Aye	Nay	Absent/Abstain
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 _____ of 2023 by Monica R. B. Cleveland, Town Clerk of the Town of Ancram.

 Monica R. B. Cleveland, Town Clerk of the Town of Ancram