

Ancram Comprehensive Plan

Build-out Analysis

- **A build-out analysis estimates the amount of development that can occur if all developable land is built according to current land use regulations.**
- **The build-out analysis considers environmental constraints that would limit development in certain areas.**
- **It does not predict when, at what rate, or where development would occur first.**
- **A geographic information system (GIS) software program is used to conduct the analysis.**
- **The software calculates the total land base of the town, subtracts all lands having environmental constraints and areas already completely built on, and then applies the existing rules to calculate the number of allowable new residences.**

Steps in Build-out Analysis:

- 1: Identify existing residences, indicated as green dots on map.**
- 2: Add zoning district boundaries and minimum lot sizes requirements to identify fully built parcels which are:**
 - Parcels that cannot be further subdivided or built on
 - Commercial parcels not likely to be developed
 - Parcels with conservation easements that restrict development
 - Government/public parcels not likely to be developed
- 3: Remove built parcels from map, leaving buildable parcels.**
- 4: Identify all environmental constraints on map including:**
 - Water and streams
 - 100 foot buffer of water and streams
 - Wetlands (DEC and Federal)
 - 100 foot buffer of wetlands
 - Flood Hazards
 - Steep Slopes
- 5: Exclude the environmental constraints from buildable parcels to produce a map showing all future buildable areas.**
- 6: Using existing zoning requirements, calculate the potential build-out. The red dots on the map show potential new residential uses at full build-out.**

Ancram Build-out Calculation Table

Using the Current Minimum Lot Size Requirements						
Zoning District	R Rural Residence	R-1 Low Density Residence	R-2 Hamlet Residence	B-1 General Business	I-1 Light Industrial	Total
Minimum Lot Size	3 acres	2 acres	1 acre	1 acre	None Allowed	
Existing Residences	629	91	137	12	0	869
Potential New Residences (No environmental constraints considered)	5,035	130	166	6	0	5,337
Potential New Residences (Excluding Water, Wetland, and Flood hazard constraints)	4,287	119	141	6	0	4,553
Potential New Residences (Excluding All environmental constraints)	2,277	83	119	4	0	2,483

Build-out Analysis shows that current zoning is not consistent with Townspeople's vision of the residential density of Ancram in 2030...

90% want to maintain open space and encourage agriculture

81% want only 200 or fewer new homes built in next 15 years

Current zoning would allow
Over 5000 new homes in future