

The Comprehensive Planning documents contain technical planning terms which are unfamiliar to many people. We have prepared this Glossary of Terms to help make these documents clear and easier to understand. If you have a question not answered by the Glossary, please contact any Comp Plan Committee member for a definition.

AADT: Annual Average of Daily Traffic; A number that shows how many cars pass by a specific spot on a highway or road.

Access Management: Placement and design of vehicle access for every lot on a highway segment to create safe egress and ingress in a manner which reduces the number of curb cuts to the maximum extent.

Accessory apartment: A dwelling unit that has been added onto, or created within, a single-family house, barn or garage.

Adaptive reuse: When an existing building is changed, renovated or adapted from a prior use to a new use.

Adequate Public Facilities Regulation: A set of regulations that requires that the public facilities needed to service a certain level of development be in place and functional prior to approval of a development.

Affordable Housing: Housing that costs no more than 30% of the buyer's income for rent or principle, interest, taxes, and insurance. For example, someone earning \$50,000 a year, an affordable house costs no more than \$15,000 a year (\$1250 per month). This translates into a house costing about \$142,000.

Agricultural Data Statement: A written statement required when certain land use determinations within five hundred (500) feet of a farm operation located in a NYS Agricultural District takes place. The statement must include information about the proposed project, and is included in the application for project approval. A notice of the project application is mailed to owners of land associated with the neighboring farm operation identified in the statement. The Planning Board is required to evaluate and consider the statement in its review of possible impacts of a project on nearby farm operations.

Agriculture: This includes: the raising of crops, animals, or animal products, the selling of such products grown on premises, and any other commonly accepted agricultural operations, including incidental mechanical processing of products, including animals or crops raised for personal consumption or recreational purposes. Defined and regulated by the NY State Department of Agriculture and Markets.

Agricultural District 1: That portion of the Town of Ancram that is included in the New York State Certified Agricultural District established as per State Agriculture and Markets Law 25-aa.

Aquifer: an underground collection of potentially drinkable water.

Aquifer recharge area: The location where surface water enters the ground to replenish an aquifer. These areas are important to protect from surface contamination to prevent pollution of drinking water in areas where wells are the primary source of drinking water.

Average Lot Size Zoning: A zoning standard that allows flexibility in creation of new lots where the emphasis is on meeting an average lot size over all the lots created on the parcel, instead of relying on a specific minimum lot size for each and every parcel.

Average density: The number of buildings or housing units allowed on a particular area of land is controlled by setting either a minimum lot size or an average lot size. Use of a minimum lot size requires all lots created on a given parcel of land to be at least that size. Use of an average allows flexibility in the size of lots created with some small if water and septic can be permitted and others large. Average density facilitates maintenance of open space. Note Average Lot Size Zoning, above is the same concept.

B1 District: The zoning district established by the Town of Ancram to regulate business uses.

Best management practices: Accepted practices designed to minimize negative environmental impacts.

Biodiversity Assessment: An inventory and evaluation of the biological and ecological resources in the Town of Ancram. The assessment process uses trained volunteers and methods and standards established by the regional environmental organization, Hudsonia.

Buffer: Open spaces, landscaped areas, fences, walls, berms or any combination used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building Envelope: That part of a parcel that is disturbed for development and within which the principal building or principal use shall be located.

Build-out: A technique used to estimate the total number of homes and people that would result if the all developable parcels of the town were built on.

CAC: Conservation Advisory Council.

CDBG: Community Development Block Grant, which is a program of the United States government designed to provide planning and implementation funds to communities to assist in hamlet revitalization, economic development, affordable housing and building renovation.

CEA: Critical Environmental Area. Established through procedures outlined in the State Environmental Quality Review Act.

CIP - Capital Improvement Plan: A plan developed by a municipality to guide their scheduling and budgeting of any kind of capital improvement such as roads, sewer, water, sidewalks, municipal buildings, etc.

Clustered subdivision: A flexible subdivision technique where all the residences to be built on a parcel are located together on smaller lots in order to preserve open space or environmental features on the parcel.

Commercial Design Standards: A set of guidelines to be followed in site and/or building design and development of commercial uses. Usually used to help maintain the traditional character of a community and prevent new commercial development from dramatically changing the physical and visual footprint of the Community without Community oversight.

Condominium: Multiple housing units that are individually owned, but that share land and infrastructure. They can be in the form of a multi-family house, multi-unit apartment building or town houses.

Conservation easement: The grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Consistent in Size and Scale: Conveys the Community's intent that new development be similar to existing development in terms of size, height, bulk, intensity and aesthetics to its surroundings. New and modified structures should match the context established by neighboring buildings. Commercial/industrial uses targeted toward regional markets should seek to use sites and structures used historically for similar or larger scale operations.

Cornell Rural Road Standards: The Cornell Rural Road Program is one of 58 Local Technical Assistance Program (LTAP) Centers established by the Federal Highway Administration in the United States. They provide training and technical assistance to local highway and public works officials in New York State. CRRP establishes a variety of guidance documents, training manuals, and standards for road construction and building.

Dark Skies: The term given to the night sky that remains un-impacted by outdoor light pollution.

DEC: Department of Environmental Conservation.

Demographics: Numbers, percentages and statistics that describe the characteristics of a community's population, dwellings and land use.

Density: The number of residential structures allowed per acre. It is not the same as minimum lot size. Also the number of families, individuals, dwelling units, households, or housing structures per unit of land.

Density Bonus: An applicant can receive an increase in the allowable density that a parcel can have if they supply something desired by the town, such as preserving open space, a scenic view, or other public amenities.

Density Control Schedule: Standards in the Town of Ancram Zoning Law that establish the maximum level of development allowed per acre in each zoning district.

Development Rights: The right of a landowner to develop property based on a community's zoning.

DOT or NYS DOT: NY State Department of Transportation.

Farmland Protection Plan: A plan developed locally that inventories farmland and farm activities and outlines strategies and actions that could be taken locally to protect and maintain those activities.

Fiscal impact analysis: An analysis of the costs and revenues associated with a specific development application.

Flag Lot: A lot meeting minimum frontage requirements where access to the public road is by a narrow private right-of-way or driveway.

Floating Zone: An unmapped zoning district where the zone requirements are defined and the zone is fixed on the map only after an application for development is approved by the Town Board. The floating zone provision allows the Town to review and evaluate projects that would otherwise not be permitted under existing zoning.

Flood Plain Zoning District: A zoning district established in the Town of Ancram Zoning Law to regulate land uses within the floodplain of a stream as mapped by the Federal Emergency Management Agency. A floodplain is the channel and relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by floodwater. The flood plain includes the floodway and the flood fringe area.

Front-Loaded Road: – A street designed so that all homes are located on only one side to afford each residence maximum viewing of open space lands or other features. This contrasts to a double-loaded street where houses are placed on both sides.

Garden Apartment: One or more two-story, multi-family structures with each structure including related off-street parking, open space and recreation areas.

GIS: Geographic Information System; a computerized mapping and analysis tool that allows parcels, wetlands, topography, soils, geology, environmentally sensitive areas and land uses to be plotted and visually presented.

Grid pattern of streets: Where streets are in square or modified square blocks, interconnected with one another, and where there are no dead ends or cul-de-sacs.

Group homes: A dwelling unit or part thereof in which, for compensation, lodging and meals are provided; personal and financial services may be offered as well.

Groundwater: The supply of freshwater under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Hamlet: A populated area within a town that is not part of an incorporated village. Characterized by densely situated homes and small businesses surrounded by area farms and open space. Also referred to as a Traditional Settlement Pattern.

Historic Character or Traditional Character: Describes the qualities and attributes of Ancram's physical and visual landscape that embody the events, traditions and personalities of its past. Historic character describes the unique architectural variety, style and scale of our

Community, including color, proportion, form, and architectural detail. However, the physical layout of the Community, its landscape patterns, the pre-automobile network of roads, and other elements also contribute to historic character. Among these elements are active agricultural operations with low density residential development interspersed with denser population centers such as the hamlets, roads and windbreaks lined with old mature trees, stone walls, deep rural setbacks, and small/irregular field or pasture dimensions. Ancram's historic character is strengthened by the presence of historic churches, houses, barns and out-buildings from the periods of its settlement by farmers in the 1700's and early 1800s. Historic character is also boosted by the presence of sites related to NY State and Federal Historic Register listed properties.

Home-based occupations:

High impact: Any nonresidential use conducted on a residence or accessory structure by the owner of same, which is incidental to the use of the dwelling for living purposes and does not change the residential character of the dwelling unit or vicinity. There should be no exterior evidence of such secondary nonresidential use other than a sign where customers, clients or sales representatives enter the premises. Not more than three nonresidents are employed.

Low Impact: An occupation or business activity resulting conducted wholly or partly in a dwelling unit or accessory structure as an accessory use by the resident, which is clearly secondary to the use of the dwelling for living purposes. Low impact home- based occupations do not change the character of the structure, lot or neighborhood and have no exterior evidence of that use within the structure. This work typically employs only one or two individuals, produces only household quantities and types of waste, requires a low number of, if any daily client visits (and therefore no additional parking), requires no outdoor material storage, and does not involve an excessive amount of delivery truck visits. Signage, if present at all is usually limited to a small door or lawn plaque.

Hydrogeologically sensitive areas: The *hydrogeologic sensitivity* of a location is a relative measure of the ease and speed with which a contaminant could migrate into and within the uppermost water-bearing unit. High to very high hydrogeologic sensitivity ratings indicate that, in general, ground water could be easily and quickly impacted by surface activities.

Important Aesthetic Features: Denotes elements of architecture and landscape that have been identified by the community as significant to the local quality of life and sense of place. They may be specific elements such as structures, scenic roads, parks, waterways, crossroads, and stone walls; or they may be more diffuse resources such as open spaces, formal/informal historic districts, and scenic views. These can include historic structures and landscapes, country roads, agricultural fields and operations, views of hills and mountains, streams and wetlands, and the hamlet areas.

Inclusionary zoning: A residential housing development in which a percentage of the dwelling units is affordable to low- to-moderate income households.

Industrial (I1) District: The zoning district established by the Town of Ancram to regulate industrial uses.

Jake Brakes: Usually seen in trucks, jake brake shuts off the exhaust valves so that in the exhaust stroke, the burned gasses cannot escape through the exhaust valves. Instead they press against the

head of the piston and causes the piston to slow down. When the intake valve opens, some of the exhaust escapes out the intake valve and gives a distinctive loud rapping noise. Jake brakes are used in large truck engines to assist in slowing the vehicle.

Land use laws: Any law that regulates the siting of structures or use of land.

Limited Commercial Use: Indicates the types of non-residential uses that would be allowed in selected community locations such as hamlet areas. The evolution of many hamlet areas has included mixed use with commercial activities such as mills, inns, or corner stores located within a cluster of residences. Typically, the commercial uses are few in number and small in scale relative to the overall size of the hamlet and the number of nearby residents and structures.

Limited commercial uses include: home-based businesses, restaurants, bed & breakfasts, country inns, small retail shops (with goods like antiques or specialty foods), and country groceries. High-volume retail establishments such as convenience stores, filling stations, and fast-food restaurants would not qualify as a limited commercial use. High-impact commercial establishments such as auto service firms or modern manufacturing firms would also not be considered limited commercial uses. Standards to regulate commercial establishments in hamlet areas should include:

- Allowance for mixed uses on one parcel and within the zoning district
- No side yard setback requirements for attached structures, and minimal setback requirements for detached structures
- Allow additional, but limited parking. Use street in front of buildings and locate any off-street parking to the side or the rear of the property.
- Increase lot coverage limits to 80 percent or more
- Add side and rear yard buffers where a limited commercial mixed-use zoning district would abut a residential district.

Limited commercial use may also refer to a use that has minimal impact on the property where it takes place and almost none on adjacent properties with qualities including:

- No creation of noise or vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line
- No change to the character of the lot or the surrounding neighborhood
- Adequate screening of outside storage of goods, materials, or equipment
- Signs limited in size
- No chemical or metal waste, or potential contamination of surface or ground water

Low Volume Roads: A road designed, constructed and maintained for roads that have an average daily traffic of less than 400 vehicles per day.

Major Subdivision: A subdivision not classified as a minor subdivision, including but not limited to subdivisions of more than four (4) lots, or any size subdivision requiring any new street or extension of utilities, or the creation of any public improvements.

Manufactured Housing: Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec 5401), commonly known as the HUD code. Mobile homes are manufactured houses built prior to 1976 HUD

Standards (see Mobile Homes, below). Mobile homes and Modular homes are both manufactured housing. Modular homes typically are manufactured in one or more pieces and transported to the site for placement on a permanent foundation. Manufactured homes and mobile homes are normally built in one or two pieces and transported to the site with a chassis for placement on a temporary foundation.

Minor Subdivision: The subdivision of land into two (2), three (3) or four (4) lots fronting on an existing road, not including any new street or road, or the extension of utilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan or Official Map of the Town.

Mobile home: A manufactured dwelling unit built prior to the 1976 HUD standards (National Manufactured Home Construction and Safety Standards Act).

Modular home: Factory: built, single-family structures that meet the National Manufactured Home Construction and Safety Standards.

Multi-unit homes: A building containing two-to-four dwelling units, including units that may be located one over the other.

National Historic Preservation Act: The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) is the nation's primary historic preservation law. The act created the National Register of Historic Places, the official list of properties significant in the history, architecture, archeology and culture of the United States. The act also called for the creation of State Historic Preservation Offices (SHPOs) to administer the national program at the state level. In addition, any project that involves federal funds, licenses or permits is reviewed in accordance with Section 106, which establishes procedures to be followed by federal agencies whose actions may directly or indirectly have an effect on historic properties and directs those agencies to consult with SHPO to assess those effects. Therefore, any approvals/permits/funding that are given by a federal agency must also be reviewed by SHPO. The comments of an independent review agency, the Advisory Council on Historic Preservation, may be sought when federal agencies are involved in relevant undertakings. Examples of federal undertakings include but are not limited to CORPS permits, FCC permits (cell towers), FDIC approvals/funding (banks, mortgage insurance, etc.), or HUD funding, etc.

NWI: National Wetlands Inventory: a nationwide system of wetlands inventory and mapping.

NYS: New York State.

New York State Preservation Act Section 14.09: The New York State Historic Preservation Act of 1980 was established as a counterpart to the National Historic Preservation Act and declares historic preservation to be the public policy and in the public interest of the state. The act created the New York State Register of Historic Places, the official list of sites, buildings, structures, areas or objects significant in the history, architecture, archeology or culture of the state, its communities or the nation. The act also requires state agencies to consult with the SHPO if it appears that any projects being planned may or will cause any change, beneficial or adverse, in the quality of any historic, architectural, archeological or cultural property that is listed on the National Register of Historic Places or listed on the State Register or that is determined to be

eligible for listing on the State Register. It requires state agencies, to the fullest extent practicable, consistent with other provisions of the law, to avoid or mitigate adverse impacts to such properties, to explore all feasible and prudent alternatives and to give due consideration to feasible and prudent plans that would avoid or mitigate adverse impacts to such property. The act also establishes agency preservation officers within state agencies for the purpose of implementing these provisions. In addition, the act reaffirms and expands the role of the State Board for Historic Preservation, which advises and makes recommendations to the State Historic Preservation Officer on preservation programs and activities, including State and National Registers nominations and statewide preservation planning efforts.

NYS OPRHP: New York State Office of Parks, Recreation, and Historic Preservation.

Open Space Development Design: A design process that allows for the creation of multiple homes on a parcel while setting aside 60% of the parcel as undeveloped. The undeveloped area becomes protected and preserved open space. Reduced lot sizes and flexible road standards allow development to take place on the least sensitive parts of the project site. In contrast, a conventional subdivision divides and develops all the land into roads and house lots with no regard for preservation of open space and natural areas.

Open Space: Refers to undeveloped lands without dwellings, structures, roads, or driveways. Some of these lands may provide opportunities for active or passive recreational use. In rural areas, this term tends to apply to larger areas of land while in more densely developed areas such as hamlets and villages' smaller parcels of size may serve as a valuable open space. Typically the term does pertain to lands in active agricultural use, but not, for example, to the area of a farm surrounding the dwelling and outbuildings. While the habitat that comprises open space is of diverse type and quality, fields or yards of mown grass within or surrounding housing developments, office parks, or other institutions is not generally considered open space. Open space land may either be publicly or privately owned. Land with active extractive industries such as open mining or clear cutting of timber is not generally considered open space until the activity has ceased and the land has been allowed to recover and re-vegetate. Apart from active agricultural land, some land may be regulated open space set aside in order to protect natural or cultural resources such as wetlands, floodways, historic sites, critical habitats, scenic views, etc. Other lands may be 'open space' because the owner has not chosen to put the land to an economic use or because it is marginally productive. Some private lands are owned as conservation areas for the express purpose of protecting open space.

Prime Soils: Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding.

Purchase of Development Rights (PDRs): A voluntary sale of the rights to develop a piece of property by the landowner to a government agency or a land trust. The sale price is determined by an appraisal. The land is restricted to farming or open space.

Ridgeline: The long, narrow crest or horizontal line of hills, usually at the highest elevation.

Right to Farm Law: A State, County, or local law passed that states that an agricultural practice used on land subject to an agricultural assessment shall not constitute a private nuisance, when an action is brought by a person, provided such agricultural practice constitutes a sound agricultural practice pursuant to an opinion issued upon request by the commissioner of NYS Department of Agriculture and Markets.

ROW: Right-of-Way; A strip of land acquired by reservation or dedication and intended to be occupied by a road, crosswalk, water lines, sidewalks, etc.

Rural Character: Describes the features and qualities of Ancram's physical and natural landscape that were shaped by current and past economic activities such as agriculture, mining, forestry and low density residential uses, interspersed with open, working agricultural landscapes and scenic views. Concentrations of population and structures exist in a limited way in the hamlets, but Ancram's land is predominantly used for agriculture - as pastures, cropland and woodlands. Ancram does not have an extensive street grid or transportation network, and has limited pedestrian walkways other than narrow often unpaved rural roads. Our hamlets typically have a fairly well defined border and buffer of undeveloped open spaces and agricultural lands, and are located at key road crossings, near important civic structures such as places of worship, or adjacent to historically important natural features like streams. Our hamlets have a diverse mix of lot size and architectural styles. Historic structures from various periods in the community's life are present. Outside these hamlets, residents typically occupy a range of residential types such as estates, farms and a variety of residences including old farmhouses, newly built modern homes, modulars, manufactured homes and trailers. Evidence of current and past agricultural activity is present, including but not limited to crop fields, hay fields, livestock pastures, corrals, orchards, farm buildings, stone walls, windbreaks, hedgerows, and woodlots. Farm equipment noise and farm smells are a daily fact of rural life. Most local roadways tend to be narrow with limited driveways or crossroads, and rural roads tend to be lined with trees, fences, or stone walls.

Ancram's rural character also embodies a quality of life based upon traditional rural landscapes, activities, lifestyles, and values. Ancram is characterized by a balance between the natural environment and human uses with low-density residential dwellings, farms, forests, mining areas, outdoor recreation and other open space activities. Ancram's rural character can also be defined as the patterns of land use and development:

- In which open space and natural landscapes are preferred over built-up environments;
- In which clean air and dark skies are prized and protected;
- That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- Which values the nature of farming and the role it plays in the community, and accepts the sounds and smells of a working farm;
- That provide visual landscapes that are traditionally found in rural areas and communities;
- That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- That reduce the conversion of undeveloped land into sprawling, low-density development;
- That generally do not require extensive municipal services; and
- That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

Rural Guidelines: A set of illustrated design guidelines that detail the siting, layout, and architectural features that may be required in a certain district. These usually are associated with specific zoning regulations.

Scenic corridor: A designated location, usually along one or more roads, that has been identified as being scenic.

Scenic Corridor Overlay Zone: A zoning district established by the Town of Ancram to regulate land uses in the scenic corridor.

Scenic Protection Plan: A Plan developed by the Town of Ancram that inventories scenic locations and outlines strategies including the creation of scenic overlay areas to protect those locations.

Section 301 of the NYS Ag and Markets Law: That section of State law that defines agriculture, farm operations and other terms used in the Agricultural Districts Program.

Senior Housing: There are a variety of options to let seniors age in their own homes. These include independent living apartments or cottages, condominiums, in-law apartments/granny flats, co-housing, adult homes, assisted living, nursing homes and Continuing Care Retirement Communities.

Sensitive Environmental Features and Areas: Refers to natural resource locations that have a high potential for significant damage or degradation from direct or cumulative impacts arising from new development or shifts in existing land uses. Some sensitive environmental features and areas have been inventoried, mapped or identified as being locally, regionally, nationally or globally significant for its rarity and/or degree of vulnerability. Typical examples include but are not limited to: wetlands, streams/river corridors, steep slopes, floodplains, highly erodible soils, and aquifer recharge and discharge areas, and habitats of rare or endangered species.

SEQRA: The State Environmental Quality Review Act which is the New York State law that regulates when and how environmental reviews for development projects will be done.

Setback: The distance between a building and any lot line.

Shared Access Way: A means of physical approach for vehicular or pedestrian traffic into or out of a location that is shared and used by one or more different parcels of land.

Site plan review law: A review process that evaluates use of a single parcel of land whereby the planning board is authorized to review the arrangement, layout and design of the proposed use.

Sketch plan: A concept or informal map of a proposed subdivision or site plan that has sufficient accuracy to be used for the purpose of discussion during the initial stages of a review process.

Soils of Statewide Importance: This is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Criteria for defining and delineating this land are determined by New York State. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some states, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by state law.

SPDES: State Pollution Discharge Elimination System; A state program to eliminate erosion and sedimentation of water bodies.

Special Use Permit: An authorization of a particular land use which is permitted in the Town of Ancram Zoning Law, subject to special requirements to assure that the proposed use is in harmony with the Zoning Law and will not adversely affect the neighborhood if such requirements are met.

Steep Slope: Land areas where the slope exceeds 15%.

Subdivision review: A process where the Planning Board reviews and approves all new lots to be created in the town.

Subsidized Rental Unit: Assistance toward rental or purchase price from public or private agency. This is different from "affordable housing" (see affordable housing definition above).

SWCD: Soil and Water Conservation District.

Term Conservation Easement for Tax abatement: When a grant of property rights by a property owner to and/or for use by the public (usually a conservation easement) is given, the town can offer a tax abatement of some or all of the owners Town property taxes for some period of time in return. A Town could do this to encourage property owners to encourage things like encouraging land use that is compatible with::

- The protection of surface waters and ground water recharge and discharge areas.
- The protection of environmentally sensitive lands for fish and wildlife habitat
- Encouraging rural lifestyles and opportunities to live and work in rural areas;
- Establishing or expanding walking, hiking or biking trails on town and private property
- Protecting and expanding the visual landscapes that are found in rural communities;
- Reducing the conversion of undeveloped land into sprawling, low: density development;

Town House: Also known as row houses, these are individually owned and deeded units that share common walls within a building.

Town Law 272 a: The New York State Town Law that regulates local municipal establishment of comprehensive plans.

Traditional Character of the Community: Describes the qualities and attributes of Ancram's physical and visual landscapes that embody the varied events, traditions and personalities of its past. Traditional character describes the unique architectural variety, style and scale of the Community, including color, proportion, form, and architectural detail. The physical layout of the Community, the landscape patterns, the pre-automobile network of roads, and other scenic and economic elements also contribute to Ancram's traditional character. Among these elements are active agricultural operations with low density residential development interspersed with denser population centers such as the hamlets, roads and windbreaks lined with old mature trees, stone walls, deep rural setbacks, and small/irregular field or pasture dimensions. Ancram's traditional character is strengthened by the presence of historic farmhouses, barns and out-buildings from the periods of its settlement by farmers in the 1700's and early 1800s. Our traditional character is also boosted by the presence of sites related to NY State and Federal Historic Register listed properties. **Also see Rural Character, Historic Character.**

Transfer of Development Rights (TDRs): The voluntary sale and purchase of development rights between two private parties which shift development rights from one parcel to another parcel under a Town approved plan to encourage growth in certain designated areas and to discourage growth in other areas. When TDRs are sold, the land they came from is then restricted to farming or open space.

Type 1 List for SEQRA: An action or a class of actions that are more likely to have negative environmental impacts than other kinds of actions. New York State law establishes a list of actions that are automatically considered a Type I action. Municipalities can add to this list for local purposes if they desire.

Vernal pools: Seasonal wetland areas that support the spring growth of certain specific species. In the winter vernal pools may be frozen over after having been filled with fall rains. In the spring usually around mid-March through April, the season of the vernal equinox, the pools melt and animals begin to lay their eggs there.

Visual Impact Analysis: A process used to analyze the visibility of a project, structure, building, or use from a variety of points or locations. NYS DEC publishes guidance documents that outline procedures for conducting such an analysis.

Workforce housing: Housing that is economically feasible for families whose income level is categorized as moderate within the standards set by HUD or a local housing agency.

ZBA (The Zoning Board of Appeals): The board designated by the Town to consider requests for variances to and interpretations of the Town Zoning Law.

ZEO: The administrative officer designated to administer this Zoning Law and issue zoning related permits.

Zoning Purpose Statement: The statement(s) included in the Town zoning law that establish one or more reasons for regulating land uses. This statement is usually tied closely to the vision and goals of the Comprehensive Plan.