

Brainstormed Solutions to Negative Features (Both Workshop Sessions)

1. Put up cell tower or two on Smith Hill
2. More money in highway budget, create committee to discuss what should be done
3. Clean house, vote, attend meetings
4. Committee to research crumbling buildings in Ancram; provide tax incentives for property owners to clean up
5. Petition State to improve traffic safety
6. Build new Town garage, assign more money to it.
7. Try to develop a community center to increase population and attract businesses (some people think we should leave it same)
8. To increase interest in Boston Corners history coordinate with rail trail, and set up committee to work on preservation
9. Move firehouse adjacent to Town Hall, build an addition or utilize the ball field
10. To ease the old time/new resident divide, do a feasibility study to build consensus, start a welcome wagon, have a block party
11. Appoint a volunteer coordinator for providing facilities for teens and seniors
12. To stop the decline in agriculture, we need more people to come in with new kinds of farming. Give farmers a break in school taxes because they keep land open. Have farmers do vocational training in schools. Encourage people to farm – renting, lower taxes.
13. Lack of communication in town is a problem. Need reasons for people to meet. Town Board meetings and publishing in papers.
14. Need more businesses – a new zoning document allows larger business zone (floating zone)
15. Lower taxes on farms and encourage farming (town Board/conservancy)
16. Mill closing: look for alternate industry to replace and have dialogue with mill owners to resolve problems. Offer tax incentives.
17. To help town center problems, increase the business district, increase parking, Have DOT change highway configuration, town septic, and town water.

18. Encourage businesses and recreational opportunities.
19. Need more community center atmosphere in all three hamlets.
20. Need a zoning code that encourages small businesses.
21. Simplify the permit process, ZBA and occupancy.
22. Create an economic development committee.
23. Move low speed farther from town center and center hamlet down to 25 mph. Truck brakes too loud.
24. Have smaller lots so larger amounts of land (ag/open) not used up. Used with clustering. Related to affordability.
25. Planning Board recruits professionals.
26. Create economic incentives.
27. Limit taxes to 10 years.
28. Donate land.
29. Create parking for ball field.
30. Integrate with county planning.
31. Need a college.
32. Move town center, building around town hall. Have a bandstand in the middle. Have celebrations on weekends. Have a place to hang out and walk to places of interest.
33. To help ridgelines, use scenic overlay, get environmental laws to give it teeth, establish conservation commissions, have a review board, “scenic not act”
34. Build a pedestrian friendly village center with parking and sidewalks.
35. Re-do zoning laws.
36. Fix complicated building inspection process.
37. Activate ZBA.
38. Try to get communications.
39. Have a method or committee to improve communications and community interaction. Use web site as a starting point.
40. Try to improve surroundings at 82/7 intersection – condemn 2 buildings.
41. Identify locations and get permission on public land for cell service.

42. To improve emergency care have a clinic nearby, occupy vacant property, attract medical offices, research other town's medical plans, house call doctor in area.
43. Have a 4-way stop light at 82/7 with a mirror, visibility improvement, configuration of triangle.
44. To help upkeep of homes, have inspector check up on owners, find owners, more enforcement/fines, give help to those who can't do upkeep.
45. Move the old empty houses.
46. Need traffic light at 82/7.
47. Zoning should address character of town, affordable housing, minimum acreage for subdivisions.
48. For business, offer economic incentives, type of businesses desired, support paper mill, if lost attempt to bring in another, find environmentally friendly industry for local jobs.
49. For visual appearance, attract businesses, talk to DOT to reconfigure highway, condemn abandoned buildings, park.
50. Related to property rights, question future overlay zones, be aware of large landowners stake in process change.
51. For development, have strict zoning law with commercial and residential standards.
52. Have ombudsman for problems with developers.
53. Petition state for changes at 82/7 intersection.
54. Regulate outside hunters to stop hunting abuses.
55. Have 4-way stop sign in Ancram, and 5-way in Ancramdale.
56. Put solar panels on Town Hall. Explore alternative energy resources such as solar, water and wind.
57. Petition FCC for cell service.
58. Develop ridgeline protection regulations.
59. To improve types of services, hours of dump, locals vs. newcomers, protecting land for scenic should pay more, preferential treatment in taxes.
60. Use land to help agriculture eg. This piece of land can only be used for agriculture.
61. Review tax structure to see if more tax incentives for farms will help, can town purchase conservation easements? Would support tax increase (like Suffolk County), incentives for livestock, take advantage of better climate, incentivize organic farming.
62. Need better procedure for complaints.
63. Expand zoning regulations to allow hamlet growth for both small businesses and small lot size residential growth.
64. Infrastructure – address water and sewer requirements for hamlet expansion.
65. Preserve open space, no malls.
66. Preserve farmland.
67. Zoning update to accommodate affordable housing throughout the Town. Embrace lot line – finality at end of hamlet. Keep agriculture in agriculture.

Brainstormed Solutions/Maintenance of Positive Features (Both Workshop Sessions)

1. Control development.
2. Preserve open space.
3. No big box stores.
4. Support agriculture.
5. Support recreation.
6. Support Rail Trail.
7. Lower Taxes.
8. Co-exist with vibrant economy.
9. Promote conservancy.
10. Develop control meeting place.
11. Maintain rural quality by having 10 acre zoning, support local farms, reduce farm taxes, management, creative tax structure to encourage various land uses, no roads over 2 lanes, slower speeds, not strip malls, no big box companies.
12. Use scenic overlay zones, waterways, wetlands protection.
13. Make farmworker housing faster to permit.
14. Need to keep young people in area in order to support F.D. and other organizations.
15. Create an economic development committee.
16. Improve communications – electronic – wifi – cell.
17. Provide a center for both youth and seniors.
18. To protect rural character have no large scale development, subsidize agriculture, have zoning document make provisions for open land in important areas, identify scenic areas, use land conservancy.
19. To promote diversity of people have affordable housing, cluster development, mix income groups together, allow secondary home on existing sites, more 1 acre zoning.
20. Put more teeth in zoning document.
21. Beautiful countryside: Roundball – through conservancy; Private people allowing people to hike through.
22. Give farmers incentives to stay here.
23. Make affordable housing (need help to run farms).
24. Promote organic farming and niche marketing.
25. Have law that agriculture should not be sold for developers.
26. Have a town-sponsored ag market.
27. Give farmers a tax break.
28. Keep rural character with controlled development, no cluster housing. Offer incentives to build homes and use smaller lot sizes.
29. Give people that live here opportunity to be able to afford to live here.
30. Look at ag exemptions, use zoning laws, give tax breaks for volunteer firefighters.
31. Keep 3-acre minimum lot size.
32. Develop good comprehensive plan followed by acceptable zoning ordinance
33. Reach out to Nature Conservancy and encourage farmers to participate.
34. Upgrade roads.
35. Establish a green market.

36. Keep 3 acre zoning with cluster development, reference overlay zone and restrict development.
37. Give tax breaks for farmers; keep farms and farmers productive, have a green market coop at Town Hall.
38. Have a National Historic Registry with grants for restoration. Give tax rebates for improvements.
39. Zoning should not allow building on hill tops or to break a ridgeline.
40. Subsidize farms to keep them or to open new ones.
41. Have a farmers market
42. Subsidize housing for low income people from the area.
43. Protect rural character through zoning, parks, lowering ag taxes, add teeth to enforcement law, up keep of roads, open space planning/conservation developments
44. Grants to preserve barns, silos, etc.
45. Keep houses to limited height.
46. Enforce zoning laws.
47. Educate town about zoning laws, put online.
48. Have WiFi terminals on telephone poles for cell service.
49. Have land use laws that promote cluster housing.
50. Use PDR
51. Support farms and farming/buy local.
52. Find ways to bring different people together, perhaps issue oriented.
53. Have tighter zoning regulations.
54. Have larger parcels along with some small parcels.
55. Pursue national and state preservation status (town centers would qualify)
56. Form an “agricultural district”.
57. National security to have local food.
58. Organize local markets.
59. Farm subsidies.
60. Have zoning and architectural review.
61. Support rescue squad.
62. Zoning update should address rural character, biodiversity (mapping, slope considerations), wetland protection, utilize land conservancy resources, have all inclusive land use plan, \$million bond – land use rights – development purchased from farmers, expansion of the scenic overlay, use community preservation fund (use real estate high end sales for funding to preserve open space, address cost of rampant large scale growth, enforcement of zoning – address manpower requirements for ZEO/CEO.