

Town of Ancram
Community Development Block Grant Project Team Meeting
May 20, 2009

Members Present: Art Bassin, Suzanne Bressler, Donna Hoyt, Libby McKee, Kit White

The minutes of the 4/15 meeting were reviewed and approved.

1. Business Directory – Mr. Bassin asked for comments, additions and edits on the draft Business Directory. The Committee suggested adding religious institutions, and mentioned a variety of other additions to the list including realtors, house painters, horse operations, lawn care companies, cleaning services, home health care services, dog training, and chimney cleaning. The Committee noted there were no lawyers on the list, suggested checking to see if Johanna’s Motel is in Ancram (note: it’s in Copake) and asked if small backyard agricultural operations (rabbits, chickens, eggs) should be included.

2. Septic Option for Ancram - Mr. White reported he had been in contact with someone who could install above ground septic systems which might solve the problem for Simons General Store and other houses in the center of Ancram. He indicated that he would have the person come up to do a site survey and provide more detailed costs for doing multiple homes.

3. Community Development Strategic Plan (CDSP) – Mr. Bassin distributed copies of a Draft Outline for the CDSP (attached following the minutes on page 3, below), and noted that the final step in the CDBG planning process would be to develop a written “community development strategic plan” which would summarize what the committee has done over the past 8 months, how the grant money has been used, and describe the issues, options and recommendations related to hamlet revitalization, affordable housing and economic development. Mr. Bassin indicated that Ms. Stolzenburg would prepare a first draft of the CDSP by the next CDBG meeting (rescheduled for 6/24), based on the draft outline. Ms. Bressler suggested adding a section to the CDSP on environmental and recreational factors, and noted that we would have to precisely describe the revitalization needs for center of Ancram in this CDS Plan in order to have a document to support discussions with the CDBG in August about our future grant opportunities. Ms. McKee commented that she had been in touch with the DOT and was trying to set up a meeting with DOT to go over the 82/7 intersection issues. The Committee discussed revitalization priorities and concluded the intersection was the first priority, followed by the houses in the center of Ancram surrounding the intersection (Stiehle, Tin Smith, Simons, the store across 82 opposite Simons, and Porter’s). The Committee discussed the possibility of the Town taking over Stiehle and Tin Smith to facilitate the intersection work.

4. Garage Site Milk House – Ms. Hoyt commented that it might be necessary to move the milk house which was now on the site of the highway garage in Ancramdale to make room for building a new town garage. Ms. Hoyt noted that the milk house was the last milk house in the state from that era, and had historical importance.

5. Stiehle House – Mr. White reported that the APG had made arrangements to have the back end of the Stiehle House taken down and the rest of the building painted. Work would start the Tuesday after Memorial Day.

6. Disaster Preparedness Plan – Ms. Hoyt noted this was still an open issue and required some attention from the Town Board. The Committee discussed the need to define various disaster scenarios (such as an ice storm or wind storm which takes power out for 2 weeks, tornado, floods, etc) and develop contingency plans for each, coordinated with the County.

7. Town Marketing Brochures – Ms. Bressler reported that she was working on a draft of a Town Brochure, had secured some pro bono graphic design assistance in this effort and expected to have something by the next meeting.

8. Next Round of CDBG Grant Applications -- Mr. Bassin noted that the next round of applications for CDBG technical assistance planning grants (\$21,000 from the CDBG, \$14,000 Town Match) were due in November 2009, and the next round of applications for the CDBG no-match \$400,000 construction and renovation grants were due in April 2010.

9. Next Meeting – The next CDBG meeting will be on Wednesday, June 17 (Note: meeting has been rescheduled to 6/24) at 7 PM. Mr. Bassin indicated he would not be here for that meeting, and asked Ms. Hoyt to plan to run the meeting in his absence.

The meeting adjourned at 8.20 p.m.

Draft Outline -- Community Development Strategic Plan (5/20/09)

1. Introduction & Overview

- CDBG Grant Application
- Project methodology and Objectives
- Hamlet Revitalization
- Affordable Housing
- Economic Development

2. Hamlet Revitalization

- Current situation, issues and trends
 - 82/7 Intersection
- Septic problems
- Deteriorating buildings
- Results of analytic efforts
- Options and alternatives
- Grant opportunities
- Zoning issues and opportunities
- Recommendations & Next step

3. Affordable Housing

- Current situation, issues and trends
- Assessment of housing affordability
- Projected need for affordable housing based on population data
- Alternative affordable housing options
- Grant opportunities
- Zoning issues and opportunities
- Recommendations & Next steps

4. Economic Development

- Current situation, issues and trends
- Assessment of economic conditions
 - size & skill of labor force over time
 - estimate of local demand & competitive conditions
 - definition of the "trading area"
- Projected demand for jobs locally over time
- Assessment of tax base and town spending
- Summary of Community expectations and vision for "businesses"
- Summary of major economic sectors and economic activity
- Economic Development goals & strategies
- Zoning issues and opportunities
- Marketing issues and opportunities
- Grant opportunities
- Recommendations & Next steps

5. Conclusions