

Comprehensive Plans



- **What is a Comprehensive Plan?**
 - A document which defines municipal goals and objectives
 - A collective community vision based on what the community desires for itself.
 - A “roadmap” or guide for future decision making.
 - It is NOT a law, and is NOT zoning – it is a Plan!
- **Why is having a Comprehensive Plan Important?**
 - All land use laws must be in accordance with a comprehensive plan!
 - Community-building, ensures local control, “business plan” for Town
 - Success in grant writing

What have we accomplished to date?



- We have information that answers two of the three major questions addressed in a Comprehensive Plan:
 - Question 1: What are the current conditions in Ancram?
 - ✦ Maps and Map Analysis
 - ✦ Profile and Inventory Data
 - ✦ Water Study
 - ✦ Public Input
 - Question 2: What is your desired future?
 - ✦ Public Input: Vision and Goals
 - ✦ Buildout Analysis
 - How will we reach that desired future? (**To Be Done**)

Why collect all this data?



- To define the problem or problems facing the Town.
- To assess what is significant (what issues need attention, what issues are appropriately dealt with in a plan)
- To determine what future town residents want for themselves
- To determine appropriate strategies and alternatives for future action by the Town

How will we use and synthesize information?



Evaluate All
Information



Identify Strengths



Strengths remain
positive features in
Ancram



Formulate Targeted
Alternatives for
Town

How will we use and synthesize information?



Evaluate All
Information



Identify
Weaknesses



Weaknesses are
improved or
eliminated in Ancram



Formulate
Targeted
Alternatives for
Town

How will we use and synthesize information?



Evaluate All
Information



Identify
Opportunities



Opportunities are
taken advantage of to
help Ancram reach
goals



Formulate
Targeted
Alternatives for
Town

Long Term Use of Information Collected



- Over time, most of the information will not change.
- Plan must be updated periodically, concentrate efforts on:
 - Demographic updates (2010 Census)
 - New development trends in Town
 - Public input to verify (or change) vision and goals

What have we learned - Survey



- **It is important to**
 - Protect groundwater (94%)
 - Protect streams, ponds, wetlands (92%)
 - Maintain open space (90%)
 - Encourage agriculture (90%)
 - Improve Town Government (77%)
 - Improve town centers, specifically Ancram (60%)
 - Expand recreation, especially hiking trails and parks/playgrounds (60%) (81% support hiking trails)
 - Attract small businesses and restaurants (55%)
 - Encourage residential development (27%)

What have we learned - Survey



- **People were OK with**
 - Promoting affordable housing, but not through changing lot sizes
 - Use of single family housing vs. multi-family housing
 - Use of residential development designed to protect open space
 - Senior housing types
- **People did not support large apartment buildings or large subdivisions**

What have we learned - Workshop

• Strengths

- No large/big box stores
- Agriculture
- Rural Character/Small town atmosphere
- Recreation (outdoor activities)
- Excellent fire, rescue services
- Sense of community/friendly people
- Clean environment

Developed Vision Statements

• Weaknesses

- Lack of employment, local businesses
- Loss of farmland
- Building maintenance /visual appearance
- Lack of town center/ parking/ sidewalks
- Lack of affordable housing/senior housing
- Speeding/truck traffic/7&82 Intersection
- Lack of recreation for teens and seniors
- Lack of cell service
- Lack of communication/weekenders vs. locals.

What have we learned – Water Study



- Low-yielding wells and higher yielding wells – geology imposes limitations on development due to water constraints in some areas
- Common water quality problems – mostly hardness
- Unconsolidated aquifers with higher water yield available, but are very susceptible to contamination
- Potential impacts to public water systems in town should be considered
- Recommended development density is not to exceed an average of one septic system per 3.5 acres
- Identified areas of high sensitivity to surface activities
- Recommends wells be considered prior to subdivision approval; zoning for minimum standards for some kinds of development; use of aquifer/groundwater protection overlay to limit high-risks; non-regulatory actions

What have we learned – Maps/GIS



- **Mapping Analysis/Buildout**
 - Mapped and studied all natural features such as
 - ✦ Water, wetlands, floodplains
 - ✦ Scenic resources
 - ✦ Topography and soils
 - ✦ Biodiversity, critical habitats
 - Buildout
 - ✦ Shows that current zoning would allow about 5000 new residences at full buildout

What have we learned – Profile and Inventory



- **Population and Housing Trends**
 - Population ↑ 13.6%
 - Age of population ↑, now 42.2 years
 - Households ↑ disproportionately from population (28.8%)
 - Housing affordability ↓
- **This information will tie directly to strategies proposed**

What have we learned – Profile and Inventory



- **Characterizes and documents**
 - Local government and its functioning
 - Cultural and historical resources
 - Roads
 - ✦ Increased traffic volumes on all state roads
 - Land use trends
 - ✦ Slow rate of growth since 2000, great deal of growth prior to that
 - ✦ Most number of parcels devoted to residential use
 - ✦ Equal number of acres devoted to residential and agricultural uses
 - Economic conditions
 - ✦ 23 establishments in Ancram, 26 in Ancramdale
 - Recreational and other community resources

What have we learned – Focus Groups



- Youth
- Fire Department
- Mining Industry
- Planning Board/ZBA/other Town Officials (TBA)
- Other Groups (TBA)

Next Steps



- We need your input on vision and goals
- Finish focus groups/edits to profile and inventory
- Develop recommended strategies and actions
- Develop full draft
- Adoption process
 - Hearings
 - SEQRA
 - County Review
 - Town Board review