

*Ancram
Comprehensive
Plan*

Ancram: Historic Farming Community Moving Forward



**PRESENTATION AND
PUBLIC DISCUSSION ON
TOWN COMPREHENSIVE
PLAN DRAFT STRATEGIES**

What do you think?



- Please use the index cards provided and write down one topic per index card:
 - ◆ **Topics:**
 - ✦ Questions you have or strategies you want clarified
 - ✦ Suggestions to improve the plan
 - ✦ What you like about the plan
 - ✦ What you dislike about the plan



- **What is a Comprehensive Plan?**

- ◆ A document that identifies where residents want the community to be and how to get there
- ◆ Normally contains three components: vision, goals and strategies
- ◆ A “roadmap” guide for future decision making
- ◆ It is NOT zoning – it is a Plan!

Plan
is Not
a Law

- **Why is having a Comprehensive Plan Important?**

- ◆ Land use laws must be consistent with a comprehensive plan
- ◆ Ensures local control, is community-building, “business plan” for Town, success in grant writing
- ◆ A proven method to help towns reach their goals

- Addressed all three major questions to be addressed in a Comprehensive Plan:
 - ◆ Question 1: What are the current conditions in Ancram?
 - ✦ Maps and Map Analysis
 - ✦ Profile and Inventory Data; Analysis of Strengths and Weaknesses
 - ✦ Water Study
 - ✦ Public Input
 - ◆ Question 2: What is our desired future?
 - ✦ Public Input: Vision and Goals
 - ✦ Build-out Analysis
 - ◆ Question 3: How will we reach that desired future?
 - ✦ Strategies and Actions



Why are these steps important?



- To understand the conditions in Town.
- To assess what issues are most significant
- To determine what town residents want for the community
- To determine appropriate strategies for future action by the Town

- Town-wide Survey
- Two Visioning Workshops
- Focus Group with Youth
- Topic Meetings with
 - ◆ Fire Company
 - ◆ Mining Industry
 - ◆ Planning Board/ZBA/other Town Officials
 - ◆ Other Groups
 - ◆ Local Officials
- Vision and Goals Workshops





- 5-6 things



- **The public says it is important to**
 - ◆ Protect groundwater and water resources
 - ◆ Maintain open space and agriculture
 - ◆ Improve Town Government
 - ◆ Improve town centers, specifically Ancram
 - ◆ Expand recreation, especially hiking trails and parks/playgrounds
 - ◆ Attract small businesses and restaurants
 - ◆ Maintain rural character





- **People were OK with**
 - ◆ Promoting affordable housing
 - ◆ 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





- **Weaknesses**

- ◆ Lack of jobs, 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



- **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



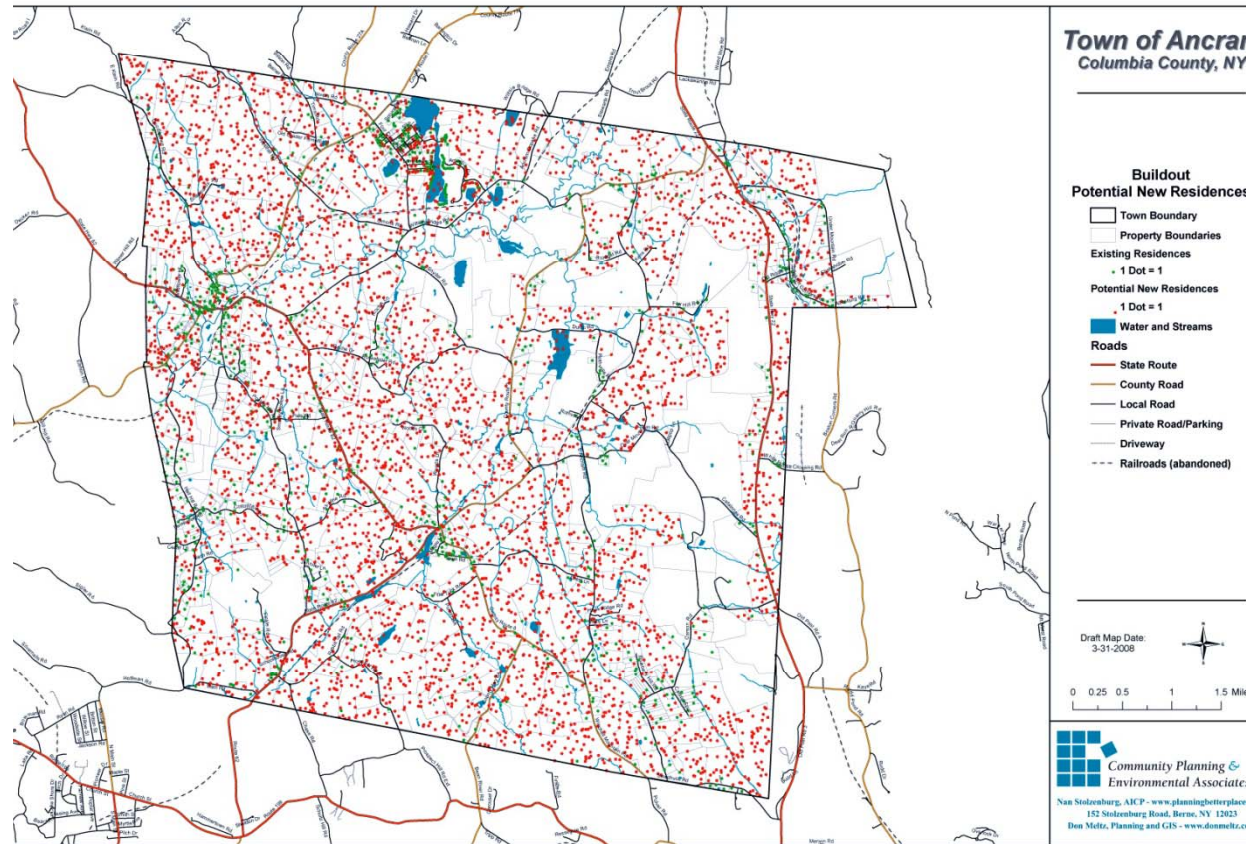
- Geology imposes limitations on development due to water constraints
- Common water quality problems – mostly hardness
- Unconsolidated aquifers with higher water yield available, but are very susceptible to contamination
- Identified areas of high sensitivity to surface activities
- Potential impacts 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
- 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; other strategies





- **Mapping Analysis/Build-out**
 - ◆ Mapped and studied all natural features such as
 - ✦ Water, wetlands, floodplains
 - ✦ Scenic resources
 - ✦ Topography, slopes and soils
 - ✦ Biodiversity, critical habitats
 - ✦ How these environmental features interact/overlap with land uses
 - ◆ Build-out
 - ✦ Shows that current zoning would allow about 5000 new residences at full build-out

Build-out Map for Ancram showing potential new house locations allowed under current zoning at full build-out





- Demographics and housing data
- Local government and its functioning
- Cultural and historical resources
- Traffic volumes
- Land use trends
- Economic conditions
- Recreational and other community resources
- Environmental resources



- A predominantly rural character
- Working agricultural landscapes, successful, diversified farms
- Protected environment with open spaces and scenic views
- Well maintained, visually attractive and vital hamlets
- Low density housing in the countryside
- Small businesses serve our needs
- All development managed to protect rural character
- Infrastructure appropriate for a small, rural town; safe roads
- Family-friendly, caring, with a strong sense of community
- Pride in our past, and confidence in our future
- Living in Ancram is affordable
- Adequate recreation areas, hiking and biking paths, parks, playgrounds and athletic fields

Goal 1 and Strategies

- **Agriculture and Open Space:** Encourage farming and the rural, small town, scenic character of Ancram by promoting the profitability and productivity of our town's current farms, attracting new farming ventures, protecting farmland, and preserving open space and important scenic views.
- Ag and Farmland Protection Plan
- Site Plan and zoning to promote 60% open space
- Use average density and flexible lot sizes
- Support Purchase of Development Rights
- Improve site plan review process and criteria
- Ag related businesses



Open Space Subdivisions

Example Parcel

Typical Conventional Subdivision

Analysis of Conditions on Parcel

Conservation Subdivision that Protects Open Space, Character, and Environmental Features

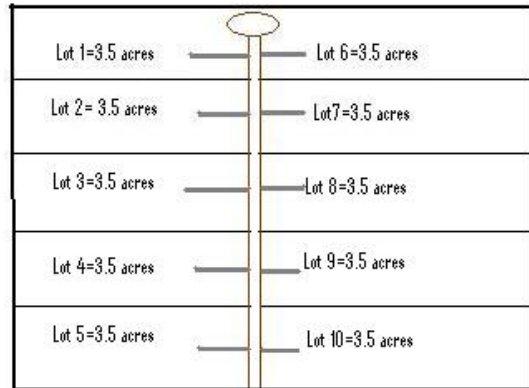


Figure 7A-10. Site A: With Conservation Design

Average Lot Sizes and Density

Result of Using Minimum Lot Size

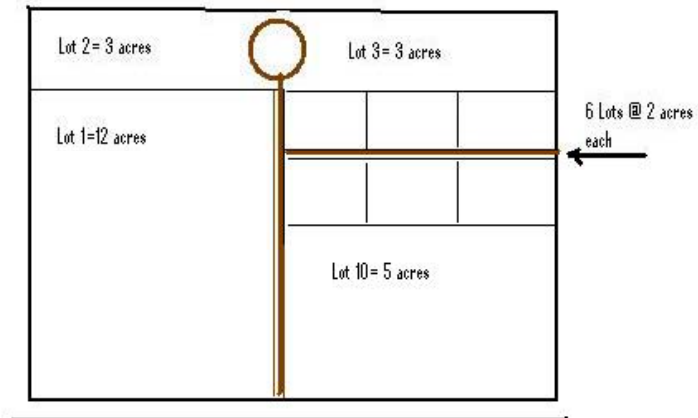
3.5 acres minimum lot size



35 acre parcel eligible for 10 new lots

Result of Using Average Lot Size and Density

1 dwelling unit per 3.5 acres



35 acre parcel eligible for 10 new lots

Goal 2 and Strategies

- **Environment:** Develop policies and programs to protect groundwater, watersheds, streams, wetlands, woodlands, ridgelines and wildlife habitats. Protect clean air and “dark skies,” and encourage the use of alternative energy sources.
- Implement groundwater study recommendations
- Use net acreage for calculating density
- Review and mitigate visual impacts
- Site plan review standards for steep slope development
- Use access management

Goal 3 and Strategies

- **Community Character:** Promote a strong sense of community through communication, an open exchange of information and building consensus on important decisions facing the Town. Actively support volunteer activities and community efforts to preserve the town's historic places and landscapes.
- Increase government transparency, communication and participation
- Inventory historical places
- Enhance assessment of impact of development on historic resources
- Promote Ancram with welcome signs at gateways
- Implement and update Town ethics law

Goal 4 and Strategies

- **Community Services:**
Provide community services and recreational facilities and opportunities to meet the needs of all age groups.

- Develop recreation plan
- Develop town-wide pathway/bike/hike trail system
- Ensure access for emergency services in new development
- Update and disseminate emergency preparedness plan

Goal 5 and Strategies

- **Town Infrastructure:** Maintain adequate and appropriate Town buildings, roads, signs, traffic control and bridges, scaled to meet the needs of a small, rural community. Improve the information systems and management processes supporting all town departments.
- Establish Financial Analysis Advisory Committee to support Town Board
- Develop 5-year Capital Improvement Plan
- Use Rural Road Design Standards for new roads and Superintendent Manual for highway department management
- Establish Highway Advisory Committee
- Evaluate sharing of services

Goal 6 and Strategies

- **Town Centers:** Enhance the appearance and safety of the hamlets, with Ancram the top priority. Provide for safe roads, crossings, intersections and traffic flows, and control heavy truck traffic.
- Focus efforts on hamlet of Ancram
- Zoning changes to fine tune development standards specific to each hamlet
- Commercial design standards
- Resolve intersection issues
- Plan for future waste-water treatment

Goal 7 and Strategies

- **Economic Development:** Encourage home-based businesses, small retail businesses, and other economic activities consistent with our rural, small town character, supported by reliable telecommunications services.
- Establish committee to do business development plan
- Promote ag and small retail businesses
- Expand commercial uses in hamlets
- Provide for floating zone for future commercial enterprises
- Establish commercial design and development standards to protect rural character

Goal 8 and Strategies

- **Housing:** Improve the supply of affordable housing, housing for seniors and control large-scale residential development, consistent with the Community's desire to protect farmland, open space and the rural character of the Town.
- Allow for smaller lots in hamlets and flexible lot sizes outside hamlets
- Allow for accessory apartments
- Allow for senior housing, small scale garden apartments and multi-family dwellings
- Establish residential development guidelines to protect rural character

- These include strategies that apply to all goals and topics such as:
 - Manage and track progress of plan implementation
 - Revise Comprehensive Plan regularly
- Appoint a Zoning Revision Committee
- Update local laws to be consistent with State laws
- Grant writing
- Effective use of the GIS
- Establish guidelines for boards and committees



- Edit based on public input if needed
- Develop full cover-to-cover plan
- Hold public hearing on draft plan
- Edit based on public input if needed
- Submit Draft Plan to Town Board
- Town Board Reviews and Adopts
 - ◆ County Planning Board
 - ◆ SEQRA
 - ◆ Public Hearing
 - ◆ Adoption by Resolution



Tell Us What You Think?



- Write your questions/comments on cards at table. Please – just one question/comment per card.
- Break
- Committee to answer questions/comments

