

**Town of Ancram
Comprehensive Plan Committee Meeting
December 8, 2008**

Comp Plan Members Present: Art Bassin, Suzanne Bressler, Barry Chase, Hugh Clark, Bonnie Hundt, Don MacLean, Kyle Lougheed

Absent: Leah Wilcox

Others Present: Sheila Clark, Madeleine Israel, Jim Miller, Jane Shannon

The Comp Plan meeting was called to order by Chair Art Bassin at 7 PM. The minutes of the 12/8 meeting were approved, subject to a revision requested by Mr. MacLean.

1. Light Test – Using Mr. Lougheed’s light meter, the Committee measured the brightness of the lighting inside the Town Hall and in the parking area. Mr. Lougheed got a reading of 260-270 lumens in the Town Hall, and 20-30 lumens in the parking lot. The Committee took these measures to determine if the suggested standard of 8 lux for outdoor lighting in the hamlets and 3 lux outside the hamlets was appropriate. The Committee decided to go with the NYS Safety Code standards for outdoor lighting.

2. Timeline for Comp Plan Completion: The Committee discussed the proposed timeline for completing the Comp Plan over the next four months. The target date to formally present the Comp Plan to the Town Board is 3/31/09. The next steps leading to the presentation of the Comp Plan to the Town Board are 1) finalizing the strategy documents 2) securing informal feedback from the Town Board, Planning Board, ZBA and other town officials before the end of January; 3) mailing a summary of the Plan to all households by the middle of January, and holding informal Community Meetings in February; and 4) holding Comp Plan Committee public hearings in March. Following the formal presentation of the Comp Plan to the Town Board, the Town Board will hold additional public hearings within 90 days, and will then vote on the Plan.

3. Strategy Documents Review: The Committee continued its review of Draft 2 of the Strategy Summary, Draft 9 F of the Detailed Strategies, the revised FAQ document and the first draft of the “Top Ten Things” to know about the Comp Plan. The Committee adopted Mr. Clark’s version of the Top Ten List.

Mr. Bassin suggested we “freeze” any additional changes to these documents for the moment so we can get them into shape to share with others in the Community in the few weeks. Mr. Bassin also suggested we start a list of open issues which still needed resolution. On this open issues list are 1) the need to determine the proposed revisions to hamlet boundaries and 2) the need to determine the size of the proposed revisions to the hamlet commercial zones.

Ms. Shannon asked how the FAQs would be used. Mr. Bassin indicated that had not yet been decided, but they could be used to help town officials understand the issues and questions that may come up, and it could be sent via email and/or regular mail to the Community. Mr. Miller and Ms. Bressler thought the FAQ’s should be sent around in

their entirety. Mr. Miller suggested we add a question regarding current zoning -- what the problems were with current zoning and why it was necessary to change zoning. The Committee agreed this was a good idea.

Other questions which came up in the discussion included what would be “grandfathered” (probably everything) and why we needed to hire a professional to help us with revising zoning (because it’s too technical and complex for us to do alone).

Ms. Bressler suggested one might question why we were working on a Comp Plan instead of lobbying State officials to implement programs and policies to revitalize upstate towns -- initiatives that are often promised but not acted upon. The Committee concluded that working on a Comp Plan in fact does help the State and County do things for Ancram, in that without a Comp Plan a town has very little leverage with State and County officials, and in the end, we are better off working on things locally and not counting on State or County assistance on things we are capable of doing on our own.

4. CDBG Reports: Mr. Bassin suggested the Committee review the Laberge septic and intersection reports in January. He also indicated that the Laberge structural report on the three building sin the center of Ancram was not adequate, and he had requested Laberge improve it before officially sending it to us. Mr. Bassin also said we would probably defer the housing survey planned as part of the CDBG Project and replace that section with an economic development planning element, because the housing survey only had a two year “life”, and could be done later when we were ready to go for renovation grant money.

5. Next Meetings: Mr. Bassin suggested the Committee plan to meet on 12/15, and then again on January 5, 2009 with Ms. Stolzenburg.

The meeting adjourned at 8.30 PM.