

**Town of Ancram**  
**Comprehensive Plan Committee Meeting**  
**April 21, 2008**

**Present:** Art Bassin, Barry Chase, Gene Aleinikoff, Don MacLean, Chris Sommerhoff, Leah Wilcox, Nan Stolzenburg

**Absent:** Jim Bryant, Bonnie Hundt

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The Comp Plan Committee meeting was called to order by Chair Art Bassin at 7 PM. The minutes for the 4/14 meeting were reviewed and approved.

**1. 4/26 Town Meeting:** The Committee reviewed, revised and finalized the Agenda for the planned 4/26 Town meeting. The major change to the agenda was to make sure the questions and comments regarding the Vision and Goals took place before the review of the “exhibits”. The Committee reviewed the exhibits, and decided which committee members would be present to explain which exhibits. Ms. Stolzenburg reviewed her proposed presentation with the Committee, which will cover what a Comp Plan is, why we do one, and what we have learned from all the information we have collected over the past year and how we will proceed from here forward .

Mr. MacLean suggested that Ms. Stolzenburg give specific examples of how the information we have collected (workshops, survey, water study, profile document, maps, build out analysis) has helped develop the Comp Plan vision, goals and strategies. Mr. MacLean also asked how long a shelf life the Comp Plan has. Ms. Stolzenburg pointed out that much of the information collected for the Comp Plan does not change, but that periodically, based on when the Town feels its appropriate, the Town should review the Comp Plan and update the “variable” portions of the information – the information related to the Community’s opinions on positives, negatives and priorities and the town’s demographics.

Ms Stolzenburg commented that a Comp plan has a shelf life of about 15 years, but should be updated every 5-7 years. NY State law requires that a Comp Plan define when it will be updated. Mr. Lougheed suggested reviewing the Plan again after the 2010 census data is available, which will probably be in 2012. Ms. Wilcox suggested reviewing the Comp Plan annually from the perspective of seeing where we were with implementing the goals, strategies and action plans identified in the plan document.

**2. Build Out Analysis** – Ms. Stolzenburg then reviewed the build out analysis with the Committee, describing the methodology used to create the maps which showed how many possible new residences could be built assuming current zoning rules, which in the case of Ancram would be about 5300 new residences, compared to about 870 now. Ms. Stolzenburg pointed out that Ancram’s zoning rules did not take into account environmental constraints like water, wetland, streams and steep slopes when computing densities, and if these items were taken into account, the total potential number of new residences would be around 2400. The Long Lake development was used as an example of how water and wetlands were used to meet the 3 acre density requirement, as is permitted in the Town’s current zoning. Had wetlands not been included, the number of

units at Long Lake would have been significantly fewer than the total number of units allowed in that project.

Mr. Aleinikoff commented that he did not think the build out analysis was a useful tool in that it did not deal with the probability of ever reaching the total potential build out number. Ms. Stolzenburg commented that the build out analysis was not intended to assess the probability of ever achieving the maximum build out number, or predict the pace of that development, or the sequence around town of when the build out might happen, but just to highlight what could happen based on existing zoning rules. She also said the real value of the build out analysis was to allow the Committee and the Town to determine if current zoning was consistent with what the residents of Ancram wanted long term, and if not, to indicate some ways to make the zoning more consistent with what is wanted.

Mr. MacLean commented that there would be “conflicts” between different land uses – agriculture, verses open space, verses low density housing, verses affordable housing – and it was important to find ways to balance these competing uses to meet the long term needs of the Town.

Mr. Lougheed commented that it would be useful to know how many homes were in town in 1970, to see how much growth there had been since the last Comp Plan was done. (Note: The 1971 version of the Ancram "Profile and Inventory" document indicated there were 517 residences in Ancram in 1970, including 80 trailers. 437 residences without trailers. This compares to 823 residences in 2000 (2000 census number) with 140 trailers. 683 residences without trailers. 2007 estimate of residences is 869. We have had just over 350 new residences built in the last 40 years. Population in 1970 was 1217, compared to 1513 in 2000 and 1650 estimated in 2007.)

**3. Profile and Inventory Document** – Ms. Stolzenburg indicated the Committee needed to review the Profile Document to insure its accuracy and completeness. Mr. Bassin said this review would be done at the next regular Committee meeting on 5/5.

**4. Strengths/Weaknesses/Challenges Document** – Ms. Stolzenburg also said the Committee needed to review and comment on this document to insure all the planning issues that need to be addressed in the Comp Plan have been identified. Mr. Bassin indicated this would be taken up during the next regular Committee meeting on 5/5.

**5. Mill Committee** – Mr. Lougheed agreed to discuss joining the Mill Committee as the Comp Plan committee’s representative with Mr. Dias.

**6. Mill Expansion** – Several Committee members expressed concerns that the Mill expansion proposal was moving ahead without any formal evaluation of how the Mill expansion fit with the Comp Plan. Mr. Bassin indicated the Comp Plan committee would discuss this matter and develop a Comp Plan point of view and recommendation on how the Town should proceed, and what the Town should consider in evaluating this matter.

**7. Future Meetings** – Ms. Wilcox provided the name and phone number of the DEC contact she had been in touch with, and Mr. Bryant had previously identified the DOT contact. Mr. Bassin will contact DEC and DOT to arrange meeting with their representatives to discuss gravel, septage and traffic safety issues.

**8. Grants** – Mr. Bassin reported that Ancram had been awarded the Economic Development grant (\$21,000), and that he had been told Ancram was likely to be awarded a Farmland Protection Planning Grant (\$25,000) by the end of May.

**9. Next Committee Meeting:** The next meeting will be the special Town wide meeting on Saturday 4/26 at 9.30 AM. The next regular meetings of the Committee will be May 5, 12 and 19.

Meeting adjourned at 8.50 PM.