

**Town of Ancram  
Comprehensive Plan Committee Meeting  
March 16, 2009  
Revised**

**Members Present:** Art Bassin, Barry Chase, Suzanne Bressler, Hugh Clark, Kyle Lougheed, Don MacLean, Jim Miller

**Members Absent:** Bonnie Hundt, Leah Wilcox

**Others Present:** Sheila Clark

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**1. Prior Minutes** -- Minutes of the 3/9 meeting were reviewed and approved.

**2. Ancram Hamlet Boundaries** – The Committee reviewed and discussed possible changes to the zoning in Ancram, including allowing ½ acre lots in the R-2 (1 acre) and R-1 (2 acre) zones and reclassifying about 50% of the R-1 (2 acre) zone as agricultural. Classifying part of the R-1 (2 acre) zone as agricultural would result in a 3.5 acre average lot size in the reclassified area, rather than the existing 2 acre minimum lot size. The Committee discussed whether there was any need to change the boundary of the R-1 (2 acre) zone, whether leaving the zone at 2 acres made sense, or whether it should be rezoned for 1 acre. The Committee will review these issues again next week.

**3. Ancram Hamlet Commercial District** – The Committee tentatively decided to allow commercial activities along County Rte 7 from one end of the hamlet of Ancram to the other, and along 82 from the 82/7 intersection to the southern end of the hamlet on 82. The Committee concluded that north of the 82/7 intersection on 82, the road was too steep and probably too dangerous for commercial activities to be allowed more than 200 to 300 yards north on 82. The Committee will consider establishing a “commercial corridor” that runs 100 to 300 feet off Routes 7 and 82 to concentrate commercial activities close to the road.

**4. Ancramdale Commercial District** – the Committee tentatively decided to establish a commercial district in Ancramdale which runs from the center of the hamlet to Maple Lane along route 8.

**5. Possible Hamlet Zoning Workshop** -- Before any significant zoning changes for the hamlets are finalized, the Committee discussed the

possibility of scheduling a special workshop with hamlet property owners to discuss the proposals and secure their comments.

**6. 3.5 to 5.99 Acre Lots** – The Committee decide to recommend that the Zoning Revisions Committee consider allowing one subdivision for lots outside the hamlets which were between 3.5 acres and 5.99 acres, provided water, septic, access and setback requirements were met, and provided that these lots were not part of a previous major subdivision.

**7. Protecting Existing Open Space Views** – Ms. Bressler suggested the Committee consider requiring new development to protect the open space views of existing development. Mr. Bassin will consult with Ms. Stolzenburg to see if this is possible and practical.

**8. Draft 16 Detailed Strategies & Priorities** – The Committee reviewed and accepted the revisions proposed last week to Draft 16 of the Detailed Strategies, and the prioritization of strategies.

**9. DEC 100 Foot Wetland Buffer** – Mr. Bassin will check with Ms. Stolzenburg to see what slope adjustment formula DEC uses for calculating actual wetland/water setbacks. (Note: Ms. Stolzenburg indicated that DEC uses a flat 100 foot minimum water/wetland/streamside buffer, with no adjustment for slope).

**10. Implementation Plans** – The Committee liked parts of both implementation plans. Mr. Bassin will request that Ms. Stolzenburg merge the best parts of both plans.

**11. Town Board Workshop** – Mr. Miller will work with the Town Board to schedule a Town Board-Comp Plan joint meeting to be held as a “workshop” to review the draft Comp Plan and respond to any Town Board member questions.

**12. Timetable to Completion** – The Committee plans to hold a public hearing during the second half of April – either on Saturday, April 18 or Saturday, April 25, and formally present the Draft Comp Plan to the Town Board at the May Town Board Meeting. (Note: Tentative date for the Public Hearing is Saturday, April 25. Time 9.30 AM).

The next meeting will be Monday, 3/23 at 7 PM.

The meeting adjourned at 8:30 PM.