

**Town of Ancram
Comprehensive Plan Committee Meeting
March 30, 2009-Revised**

Members Present: Art Bassin, Suzanne Bressler, Barry Chase, Hugh Clark, Bonnie Hundt, Lyle Lougheed, Don MacLean, Jim Miller Leah Wilcox

1. Prior Minutes -- Minutes of the 3/23 meeting were reviewed and approved.

2. Protecting Existing Open Space Views – Ms. Bressler presented suggested language to enhance protection of the views of existing homeowners from new development. Ms. Wilcox noted that section 2.15 of the detailed already contained much of the protection Ms. Bressler was suggesting we add. Mr. Chase expressed concern that Ms. Bressler’s language may be trying to do too much, and that Section 2.15 as is may be sufficient. Ms. Bressler will email her proposed language to the Committee and we will discuss this again next week.

3. Hamlet Boundaries – The Committee reviewed the zoning map and discussed how to deal with the open fields and agricultural lands which are at the hamlet boundaries. Mr. MacLean will establish who the landowners are, and for the Poole Hill road properties past Five Roses will determine if the parcels already have deed restrictions on them limiting further development. Mr. Bassin will review the hamlet zoning issues with Mr. Sigler and seek his advice. Mr. Bassin noted that the recommendation from the hamlet sub committee (Mr. Chase, Mr. MacLean, Ms. Hundt) to consider reclassifying the open space at the hamlet boundaries as agricultural had merit, but suggested establishing 1 acre and 2 acre average lot size zones rather than the 3.5 acre average lot sizes now recommended for the Agricultural zone so the parcels which would be reclassified agricultural from hamlet would not loose density in the process. The Committee agreed to continue discussing these issues next week.

4. Zoning Map Review – The Committee reviewed the draft of the Zoning Map done by Don Meltz, and identified the following needed revisions:

- a) The Carson Road zoning district should stay as a 3 acre zone, not a 1 acre zone
- b) All zoning districts should follow property lines and not cut through parcels
- c) The Ancram business/residential district going south on 82 should end before the curve

5. 100 to 150 Foot Wetland Buffers – The Committee decided to establish a 100 foot minimum buffer around water, wetlands, streams and environmentally and hydrogeologically sensitive areas and allow the Planning Board to adjust these buffers up to a maximum of 150 feet based on the slope, type of terrain and soils adjacent to the buffered areas. The Committee noted that the 25 foot streamside vegetation buffer could be expanded to include water, wetlands and environmentally and hydrogeologically sensitive areas. The committee also determined that the Planning Board should have the

flexibility during the site plan review process to influence water/wetland setbacks by dealing with the building envelope directly, and through the NY State SEQRA process if the SEQRA process were moved up to the front end of the site plan review process. During the SEQRA process, the Planning Board should evaluate site conditions and adjust stream and wetland setbacks up to a maximum of 150 feet mitigate negative environmental impacts as needed based on those site conditions. The Committee also commented on the need to secure County approval for septic and water prior to securing a building permit, and noted that it was not the location of the building near a wetland that was the problem – it was the location of the septic.

6. Comp Plan Draft 4 -- Mr. Bassin distributed copies of Draft 4 of the Comp Plan and revised Priority Action Schedules. He requested all Committee members review these documents and suggest edits and changes. Mr. Bassin indicated he would print out the next draft of the Comp Plan based on changes received by mid-week and hand-deliver them to Committee members before next Friday. Mr. Bassin indicated that after the 4/6 meeting he would make additional changes prior to getting an updated Comp Plan to the Town Board, Planning Board and ZBA.

7. Planning Board/ZBA Discretion – The Committee decided to modify section 9.2 of the Detailed Strategies to state that the Planning Board and ZBA should have the discretion to require more rigorous standards during site plan review if necessary to protect and preserve the intent of the Comprehensive Plan. This power to require more rigorous standards complements the discretion to waive requirements so long as the waivers do not subvert the intent of the Comprehensive Plan.

9. Town Board Workshop – Mr. Miller announced that he was working with the Town Board to set up a Town Board-Comp Plan Committee joint workshop prior to the 4/25 Public Hearing. (Note: This Workshop has been set for Monday April 13 at 7 PM).

10. Timetable to Completion – The Committee decided to hold a public hearing on Saturday, April 25, from 9:30 AM to 12 noon. Notice will be posted in the Register Star prior to April 15. The Committee decided send out a one page invitation to all Ancram families encouraging them to attend the public hearing. The mailing is scheduled for April 10. Mr. Bassin will circulate a draft of the public hearing invitation prior to the next meeting. The Committee also confirmed its previous plan present the Draft Comp Plan to the Town Board at the May 21 Town Board Meeting.

The next meeting will be Monday, 4/6 at 7 PM.

The meeting adjourned at 8:15 PM.