

**Town of Ancram  
Comprehensive Plan Committee Meeting  
June 8, 2009**

**Comp Plan Committee Members present:** Art Bassin, Suzanne Bressler, Barry Chase, Hugh Clark, Bonnie Hundt, Jim Miller, Leah Wilcox

**Others present:** Sheila Clark

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**1. Review of 6/1 minutes:** The Committee reviewed and approved the minutes of the 6/1 meeting as presented, after adding Ms. Wilcox as present at the 6/1 meeting.

**2. Draft 10 Comp Plan:** The Committee reviewed and made final revisions to Draft 10 of the Comp Plan. Mr. Bassin indicated that he would revise the Comp Plan to incorporate the changes that the committee had decided on, and would circulate Draft 10 by email and in hard copy next week. Hard copies of Draft 10 will be available at the Town Hall for Ancram residents and property owners by 6/13, as background for the June 22 Public Hearing.

**3. “Comment Log” and “How Zoning Works”:** The Committee briefly reviewed and revised the “Comment Log”, which summarizes the clarifications and changes made based on public comments from the 4/25 Public Hearing, and “Zoning Improvements” document, which provides more detail on six major changes to zoning proposed in the Plan and made final revisions. Both will be distributed along with Draft 10 of the Comp Plan as background for the 6/22 Public Hearing.

**4. Zoning Revisions Proposal:** The Committee reviewed a proposal from Ms. Stolzenburg of CP&EA for providing services to change Ancram’s zoning and subdivision laws to make them consistent with the Comp Plan. The fee proposed was \$19,600, including \$4000 for a legal review, which could be done by a lawyer of the Town’s choosing or by a lawyer recommended by Ms. Stolzenburg. The zoning revisions effort is estimated to take about 18 months. Mr. Miller asked what additional expenses would be incurred over and above Ms. Stolzenburg’s fees. (Note: Ms. Stolzenburg indicated that the cost of any mailings to the Community and any additional mapping and build out analysis based on the final zoning laws could add another \$2000 to \$3000 in costs, for a maximum total of about \$23,000 over an 18 month period spanning 2009, 2010 and 2111). Mr. Bassin commented that approximately \$10,000 to \$15,000 of the costs of the zoning revisions effort could probably be paid for from funds from the Community Development Block grant and the Ag & Farmland Protection Plan grant.

**5. Zoning Concept Map:** The Committee reviewed Version 3 of the Zoning Concept map and made additional changes, including adding the Scenic Corridor Overlay Zone and the proposed business/residential zone at the intersection of Route 3 and Route 22.

**6. Businesses permitted in Hamlet and Ag Zone:** Mr. Bassin reported he had asked Ms. Stolzenburg to develop a list of the types of the types of businesses which could be allowed in the hamlets and in the Ag Zone, and also requested draft language of a ‘floating zone law’ so we could see what that could look like.

**7. Business Directory:** The Committee reviewed and revised the Draft Business Directory. Ms. Bressler suggested adding religious institutions, which the Committee concluded could be done as part of a “Community Directory” publication once the Business Directory has been finalized.

**8. Public Hearing:** The Committee reviewed the public notice for the June 22 Public Hearing. The Public Notice will be published in the Register-Star on June 10, 11 and 12, be posted at the Town Hall, on the Town web site and emailed to the Comp Plan email list. In addition, the Committee reviewed copy for a post card which will be mailed to everyone in Town announcing the 6/22 Public Hearing, and reviewed the procedures for the 6/22 Public Hearing.

The next CPC meeting will be the Public Hearing on June 22 at 7 p.m..

The meeting adjourned at 9.00 p.m.