

**Town of Ancram
Comprehensive Plan Committee Meeting
June 29, 2009**

Comp Plan Committee Members present: Art Bassin, Barry Chase, Hugh Clark, Bonnie Hundt, Kyle Lougheed, Jim Miller, Leah Wilcox

Others present: Sheila Clark, Mike Citrin, George Wiggers

1. Review of 6/8 minutes: The Committee reviewed and approved the minutes of the 6/8 meeting.

2. Public Hearing Minutes -- The Committee reviewed and approved the minutes of the 6/22 Public Hearing.

3. Public Hearing Comments: The Committee reviewed and discussed the following issues that were raised either at or after the 6/22 public hearing:

- a. **Establishing a "default" option for development rights** on parcels sold without an explicit understanding between the parties of who gets what development rights – Committee agrees that this should be clarified. Plan will incorporate language dealing with this issue. The Committee believes that the “default option” should be to apportion development rights according to parcel acreage if no other arrangement was established the parties during the subdivision process. Parties applying for a subdivision should be advised of this issue by the Planning Board.
- b. **The pros and cons of commercial design standards** – Committee believes Plan deals with this issue appropriately, that design standards are essential to help encourage economic development and hamlet revitalization, and that not having design standards for the past 30 years probably has contributed to the deterioration of the center of Ancram.
- c. **The Town Board’s sense that it has no authority** over the town highway department, the State and County highway departments and the electric company road crews, and if this perceived lack of authority should influence how the Comp Plan deals with roadside vegetation – Committee believes Plan language is OK as is, that the Town Board may have more influence over the County, State, electric company highway crews, and over the Town Highway Department, than they realize, and contacting these agencies with the Town’s policies regarding roadside trees and vegetation “can’t hurt”.
- d. **Major verses minor subdivisions**, and the role of Planning Board "discretion" in these cases – Committee believes Plan language is OK as is, and it is appropriate to require a more rigorous process when a parcel is

divided into five or more lots whether these lots are subdivided all at once or are done over time. The Comp Plan's recommendation that subdivisions counting as part of the five lots that will constitute a "major" subdivision start with the adoption of the revised zoning, so previous subdivisions will not be counted.

- e. **Gravel mining in the Scenic Corridor Overlay Zone** – Committee believes Plan language supporting the exclusion of gravel mining in the SCOZ is consistent with the wishes of the of the Community, while permitting gravel mining in the SCOZ could create unacceptable environmental and scenic risks and disadvantage the Community at large without any corresponding Community benefit.
- f. **Expanding the need for better recreational facilities to cover all groups**, not just seniors and teens – Committee believes all age groups and genders are adequately covered, but will review language to clarify.
- g. **Whether the Comp Plan should deal with the town garage issue** – Committee believes this is being dealt with by the Town Board, and Comp Plan recommendations that the Town develop a 5 year Capital Plan will adequately address this issue.
- h. **Whether the proposed expanded business/residential zone** in Ancram is too big – Committee believes the proposed expanded commercial/residential zones are appropriate.
- i. **Dealing with Ancram Mill odors** – Committee believes this is a matter for ongoing dialogue between the Community and the Mill, but as there are odors associated with farming, there are odors associated with the Mill that are part of the "environment" and not likely to change.
- j. **Dealing with car or motorcycle tracks** – Committee concluded that this was adequately covered by the "rural character" language in the Plan and the requirement in zoning guidelines regarding what appropriate accessory uses were, and did not require any additional language in the Plan.
- k. **Allowing large scale commercial wind and solar operations** – The Committee believes these uses are not consistent with the small town rural character of the Community and based on the survey, are not consistent with the with wishes of the majority of the town's residents. Residential, farm and business uses of solar and wind is supported in the Plan, but large scale commercial wind and solar a not.

4. Community Development Strategic Plan: The Committee briefly reviewed the Community Development Strategic Plan prepared by the CDBG Committee, which focuses on hamlet revitalization, affordable housing and economic

development. Committee members will get back to Mr. Bassin with any comments or questions.

5. Zoning Revisions Budget Proposal – The Committee briefly discussed the budget proposal from Ms. Stolzenburg for support for the Zoning Revisions effort, and had no additional comments. Mr. Bassin will forward the zoning revisions to the Town Board with the Comp Plan Committee’s recommendation that Ms. Stolzenburg be retained to assist the Zoning Revisions Committee implement the revised zoning. 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. Ms. Stolzenburg indicated that the cost of any mailings to the Community and any additional mapping and build out analyses 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, resulting in a cost to the Town of about \$10,000 to revise zoning laws to make them consistent with the new Comp Plan.

6. Zoning Concept Map: Mr. Bassin noted that the next version of the Zoning Concept map, which would include flood plains, the Scenic Corridor Overlay Zone and the proposed business/residential zone at the intersection of Route 3 and Route 22, would be available in the next week or so.

7. Letter of Transmittal and Plan Adoption Process – The Committee reviewed and approved drafts of a letter of transmittal and a description of the Comp Plan Approval Process which Mr. Bassin will forward to the Town Board.

The next CPC meeting will be Monday July 6 at 7 p.m.

The meeting adjourned at 7.35 p.m.