

**Town of Ancram  
Town Board  
Regular Meeting  
April 17, 2010**

**Present:** Supervisor Arthur Bassin                      Councilman James Miller  
                 Councilman Chris Thomas                      Councilman John MacArthur  
                 Councilwoman Madeline Israel                      Town Clerk Monica Cleveland  
                 Highway Superintendent James MacArthur

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The regular board meeting of the Ancram Town Board was called to order at 9:30 am by Supervisor Bassin.

Mr. Bassin introduced Mr. Doug Passari and Ms. Greta Barlow to the Town Board. They are the representatives for Mr. Michael Gershon of Caron Road. Mr. Gershon is in the process of building a wind turbine on his property on Carson Road in the Town of Ancram. Mr. Bassin explained that the turbine is located closer to the town road than the town setbacks require. Mr. Gershon is asking the Town of Ancram to wave the setback requirements. Greta Barlow stated that the setbacks are less than the state requires. Mr. Bassin stated that the zoning board of appeals will handle the issue, and will determine how to handle the case that the turbine might fall down on Town property. Mr. Bassin stated that Mr. Gershon should be responsible for the cleanup in this instance. Mr. Bassin stated that he felt that it is the obligation of the property owner to take care of the turbines when they fall on town roads. Councilwoman Israel asked if the owner would have personal injury insurance on the turbine in the case that it fell and hurt a person. Greta Barlow stated that the turbine will be covered under the owner's home insurance. Greta Barlow stated that the setback difference between the state and town requirements is 70 feet. Councilman Thomas asked if it was possible to have the town named as a certificate holder on the insurance. Doug Passari felt this was a possibility. A question was raised about the height of the structure. The tower is 120ft. Mr. Bassin stated that by way of comparison, the proposed cell tower for the town hall property is 250 ft. Mr. Bassin stated that there will be a public hearing by the zoning board on the wind turbine application for those interested in commenting on this subject. Mr. Bassin stated that the decision on granting a variance for the wind turbines will not be made by the TB but will be made by the ZBA.

A motion was made by Supervisor Bassin and seconded by Councilman Miller to give the Town Board support on the subject of the wind turbine on the Gershon property located on Carson Road subject to establishing conditions which would hold the town harmless and make the property owner responsible for any situation caused by the wind turbines falling on town roads, and that the property owner's obligations be part of a deed restriction filed in the county, and all the legal documents regarding this matter be subject to the review of the Zoning Board of Appeals and the Zoning Board attorney. Motion carried.

Supervisor Bassin gave a thank you to Jane Moore, her crew and all the people who helped to paint the Town Hall building. Mr. Bassin read a list of all those who donated both time and money.

Mr. Bassin read the following financial report:

*Revenues through the end of March were \$963,000.00, reflecting the collection of property taxes. We are still "at risk" for about \$330,000.00 of budgeted revenue over the next 9 months, about 25% of our 2010 revenue budget. As I reported last month, we are uncertain about how much revenue we will receive from the sales tax (\$175,000 budgeted), the mortgage tax (\$30,000 budgeted) and state aid (\$124,000 budgeted, mostly for roads). We expect to receive the first quarter sales tax check this month or early next month, which will give us a sense of what the rest of the year may look like. Mortgage tax revenue is received mid-year and year-end, and state highway aid will be dependent on the State budget getting approved, so we will continue to operate with some uncertainty here.*

*Expenses for the first three months totaled \$294,000, which is about \$51,000 better than the budget, and \$81,000 better than our spending during the first quarter of 2009. The highway department accounts for the entire favorable variance against budget and compared to last year, benefiting from lower spending on snow removal and general repairs. Other spending was about flat to budget and 2009 in total. We have prepaid our full year insurance premium of \$20,000 and our 2Q rescue squad invoice of \$22,000. Cash in the bank totaled \$1,402,000 at the end of March, down about \$120,000 from February.*

*Discussions with the Kinderhook Bank during March resulted in an increase of our money market rate from .25% to .5% which should earn the town an additional \$2000 interest during 2010. Short term CD yields are still so low that it does not make any sense investing in CDs. As rates in general move up, being in the money market account may be the best way to benefit from rate increases.*

#### **Unbudgeted Spending**

*We started 2010 with an \$85,000 budget deficit (budgeted spending was \$85,000 higher than budgeted revenues), and have identified an additional \$ 82,000 of unbudgeted major spending items, including \$33,000 for the solar panel match at Town Hall, \$34,000 for the new grader and at least \$15,000 for site planning, engineering and contamination assessment costs related to building a new town garage at the current site on Town Road. Assuming all other lines come in on budget, we will see cash balances drop from \$739,000 at the beginning of 2010 to \$572,000 by the end of 2010.*

#### **Garage Building Project**

*Our major financial challenge in 2010 will be to figure out how to pay for the new garage. Estimates are coming in between \$400,000 and \$500,000 for an 80x80 structure. Based on our available cash balance of \$572,000, we will have to borrow money to implement this project in 2010 and still maintain a reserve of over \$300,000, which is the minimum we need to have on hand to cover expected state aid, sales tax and mortgage revenues which may not be received as expected. We are exploring three ways to lower the cost of a new garage by 20% to get it under \$400,000. One is to look at renovating and expanding the current four bay structure by adding a new 40x80 section. The second is to look at a smaller 80x60 building. The third is to implement the project over two to three years. We should have a sense of whether any of these three options is a possible solution in a few weeks.*

#### **. Cost and Revenue Opportunities**

*We have identified a total of \$113,500.00 in possible cost and revenue opportunities:*

- 1) \$44,000 from lowering the rescue squad to \$88,000 from \$132,000;

- 2) \$5,000 in insurance costs;
- 3) \$6,000 in legal from revising our legal retainer agreement;
- 4) \$8,500 in fees
- 5) \$50,000 in highway costs, if the highway department stays within budget for the rest of the year

*It is still too early in the year to conclude that these possible opportunities are solid enough to count on.*

**Conclusions***It is still too early in the year with too many unknowns to be able to predict how the year will play out. The problems facing the State and the impact of State aid cutbacks for schools, the County and towns are likely to cause school and county property taxes to spike up in the next few years, which will place additional pressures on our tax payers. In this environment, we will need to be very careful how we spend money for the next few years. We know we cannot afford to do everything – so we will have to focus on the important priorities.*

As for County issues, Mr. Bassin stated that the County is looking to redefine the law in regards to hiring a Comptroller to require the candidate to have a CPA or the equivalent experience and then to again publish the available position and interview candidates. Mr. Bassin noted that he had been asked to serve on the county committee to interview the new Comptroller candidates. In regards to the Kohls deal, the IDA rejected the proposal citing that the law never permitted the County to have a contract with a retailer allowing them to forego taxes. Mr. Bassin stated that the County feels that Kohls will return with a more attractive deal. Mr. Bassin stated that the Brown's bridge in Copake needs to be rebuilt but that the County needs one more parcel. They do not want to take it by emanate domain unless there is no other way. Mr. Bassin reported that he was asked to join the County Department of Social Service space planning sub-committee.

Mr. Bassin asked the Town Board if they have any issues they wished to discuss. Councilwoman Israel stated that she has gone for a tour of the new library and that she feels it is a great building and urged all who could to see the building as well and to donate to the project.

No other Councilperson or the Town Clerk had any issues to discuss.

#### **Highway Department Report:**

Mr. MacArthur stated that the Highway Crew is in the process of working on the roads for the Spring clean up. At this time they are grading the dirt roads. Mr. MacArthur thanked the board for the newer grader which the department has been using. He feels that it is much faster and is getting the work done quicker. The department will be beginning work on Poole Hill road and Cottontail Road. Mr. MacArthur stated that there will be a Hall Hill bridge meeting on Tues in Copake and that the project engineer office will be in that town due to the fact that a bridge is being fixed there as well.

#### **Resolution #41 of 2010: In The Matter of the Adoption of the Town of Ancram Comprehensive Plan**

WHEREAS. A Comprehensive Plan is a statutorily recognized instrument under Town Law 272-a for the immediate and long-range protection, enhancement, growth and development in a Town; and

WHEREAS, a properly crafted Comprehensive Plan assists with the protection of health, safety and general welfare of the citizens of the Town; and

WHEREAS, the Town of Ancram Town Board identified that a new Comprehensive Plan was needed to properly plan growth and development, protect the environment and enhance the health, safety and welfare of the community and residents; and

WHEREAS, the Town of Ancram convened a Comprehensive Plan Committee to study the Town, collect data and prepare a draft comprehensive plan; and

WHEREAS, the Town of Ancram retained the services of a professional planning consultant to assist with and prepare a Comprehensive Plan; and

WHEREAS, the Town of Ancram conducted a thorough analysis and inventory of resources, including a town-wide groundwater evaluation and development of a comprehensive database of mapped resources via a Geographic Information System; and

WHEREAS, the Town engaged in an extensive public outreach effort that included a survey, public workshops, direct mailing of notices and information to residents, public hearings, and use of e-mail distribution lists and websites to inform and solicit public and community input into the comprehensive planning process over a multi-year period; and

WHEREAS, two public hearings were held by the Comprehensive Plan Committee to solicit input from the community as per Town Law 272-a on April 25 and June 22, 2009; and

WHEREAS, as a result of the public input and the efforts of the Comprehensive Plan Committee, a Draft Comprehensive Plan was prepared, and on July 16, 2009 was submitted for Town Board consideration; and

WHEREAS, the Town Board has reviewed the draft Comprehensive Plan and conducted a public hearing thereon on August 31, 2009; and

WHEREAS, the Town Board of the Town of Ancram has caused to be prepared a Long Environmental Assessment Form (EAF) pursuant to the mandates of the State Environmental Quality Review Act (ECL Article 8 and 6 NYCRR Part 617); and

WHEREAS, the Town Board has duly considered the contents of the EAF and completed Parts 1 and 2 thereof; and

WHEREAS, the Town Board has identified the relevant areas of environmental inquiry and taken a hard look at them; and

WHEREAS, the Town Board has issued a negative declaration under SEQRA thereby complying with the mandates of the Stated Environmental Quality Review Act; and

WHEREAS, the Town Board has completed requirements of NYS General Municipal Law 239-m by forwarding a copy of the draft plan to the Columbia County Planning Department and waiting 30 days for their response;

NOW THEREFOR, BE IT RESOLVED AS FOLLOWS BY THE TOWN BOARD OF THE TOWN OF ANCRAM, COLUMBIA COUNTY, NEW YORK:

THAT THE Town Board of the Town of Ancram hereby determines that the Town Comprehensive Plan, attached hereto and made a part hereof, is hereby adopted as the Comprehensive Plan of the Town of Ancram, and

THAT THE Town Board shall file a final copy of the Town of Ancram Comprehensive Plan with the Town of Ancram Town Clerk and with the Columbia County Planning Department as required in 272-a.

Mr. Bassin stated that this process began in 2007 and that all the steps required by the State of New York Law were followed.

Councilman MacArthur stated that he will be voting no to the resolution. He stated that his reason was as follows; Mr. Bassin, Mr. MacArthur stated, knows his feelings on the Scenic Corridor Overlay Zone area along State Route 22 in Ancram. Mr. MacArthur stated that there are too many restrictions in this area and that it is not fair to those residents. Councilman Thomas stated that he is happy that the process is at the end. Mrs. Donna Hoyt asked if the suggestion made by the CAC (Conservation Advisory Council) on minor subdivision was considered and changed. Mr. Bassin stated that there were no changes and that this is the exact plan everyone has looked at and has gone to the county

A motion was made by Councilman Miller and seconded by Councilwoman Israel to pass Resolution #41 of 2010 as written. Ayes: Supervisor Arthur Bassin, Councilman James Miller, Councilman Chris Thomas and Councilwoman Madeline Israel. Nays- Councilman John MacArthur.

Mr. Bassin commented that the Zoning Revisions Committee will look at the SCOZ law during the writing of the new Zoning laws to determine if there are any changes that are appropriate based on the new Comp Plan.

#### **Ethics Committee-**

Mr. Jack Lindsey stated that he has given to Town Clerk the proposed new Ethics law to seal and notarize. Mr. Lindsey stated that attorney Warren Replansky has reviewed the law and feels that the content are fine. Mr. Lindsey stated that there are 4 parts to the law. There is the Code of Ethics law itself, a procedure and operational section, a form questionnaire to fill out for those lodging a complaint and a document defining the responsibilities of the ethics committee. Mr. Lindsey stated that once the Town Board has had a chance to review the law, a Public Hearing will be set, and then following the public hearing, the new ethics law will be enacted.

#### **Ancram Youth Commission**

Mr. Bob Wilcox, Commission member, gave the following presentation:

*The Ancram Youth Commission (AYC) is proposing the installation of a community playground at Town Hall. This 6,000 square foot facility will serve up to forty (40) 2-14 year olds at a time. Benches will be provided for parents/adults. This will be an unsupervised playground and require parental/guardian supervision for children up to 10 years old. (We'll seek clarification on these issues from the Town's insurance carrier.)*

*Ancram has about 269\* children below the age of 15. Data from the 2000 census breaks down the ages this way:*

*Under 5: 89 children*

*2-9: 90 children*

*10 to 14 90 children*

***Our recreational goals*** are to provide a facility that will exceed the "fun" expectations of a broad range of children 2 – 12 years old. While having fun, the equipment we've chosen will build confidence, strength and coordination. Lastly, parents will have the peace of mind that the equipment and installation fully comply with all safety standards. The Proposed equipment and the installation methods meet the manufactures specifications and CPSC Safety Standards. Specifically we will comply with NYS Playground Safety Law. This Law is based directly o the Federal Consumer Product Safety Commission Handout For Public Playground Safety. As a result the impact on the Towns

insurance premiums should be nominal. We have already had a preliminary conversation with the Kleeber Agency and are awaiting their formal input.

The AYC has chosen Paretecs Inc. to help plan and supply the playground equipment. They are located in Lansing, New York and have provided equipment to the Towns of Amenia and Hillsdale. Parkitects already operates under New York State Contract so we are assured of meeting our pricing and multi-bidding obligations.

The equipment we have chosen is the PlaySense line from Landscape Structures, Inc. Their equipment meets our "recreation experience" goals; is durable(100 and 15 year warranties) and meets all product certification standards for safety and durability.

Our total budget for this project will be about \$82,500.00. It breaks out this way:

Equipment: \$40,000

Materials for installation: \$10,000

Site Prep & Contractor assistance: \$25,000

Contingency @ 10%: \$7,500

Total of: \$82,500

Our funding plan follows. Ongoing maintenance is clearly an expense and implementation issue. The AYC will take full responsibility for the costs and implementation of equipment maintenance. We are looking for the Town to assume responsibility for "grounds" maintenance as part of the overall Town Hall grounds program. This would include grass cutting, trimming, and keeping debris off of the playground and sitting areas. We are hoping to complete this project and have a grand opening by October 9 of this year. A set of milestones follows.

#### Where

We are proposing the grassy area behind Town Hall as the site for our new playground. Here's why:

1. It's a well-drained, level site that has easy access for installation, maintenance and emergency equipment.
2. Easy access for the disabled.
3. Plenty of parking.
4. A safe distance from traffic.
5. Meets personal and equipment security/supervision needs.
6. Any plumbing or electrical infrastructure can be easily provided.

A diagram that shows the placement and layout of the playground is included with this proposal.

#### How

The process of creating our playground starts with the development and presentation of our proposal. Our goal is to gain Town Board concurrence/support and to generate input and buy-in from our fellow residents. We plan to start fund raising as soon as Board concurrence is obtained. With a total budget of \$82,500 we are only seeking \$10,000 or 12% from the town. The rest will be funded privately. Our starting point:

|                           |              |
|---------------------------|--------------|
| AYC                       | \$10,000     |
| Town contribution         | 10,000       |
| Donations already secured | <u>5,000</u> |
| Subtotal                  | \$25,000     |

|                            |                  |
|----------------------------|------------------|
| Grants                     | 40,000           |
| Addition private donations | <u>40,000</u>    |
|                            | <u>\$105,000</u> |

*The \$22,500 overage will be used to fund ongoing maintenance and a future adult sitting area behind Town Hall.*

*To defray installation costs and encourage community involvement, we plan to have a "Community Build" event on the weekend of September 25-26. With Parkitects' supervision, 20-30 adults, armed with wrenches and screwdrivers will assemble and install the equipment on the prepared site. Basically, the Community Build entails assembling the equipment on the pre-installed metal posts or concrete footers.*

When

*Our goal, which is aggressive, is to have our Grand Opening Columbus Day weekend, October 9, 2010. To get there, the next six months look like this:*

|  |                            |
|--|----------------------------|
| <i>Present proposal to Ancram Town Board</i>       | <i>April 17</i>            |
| <i>Meet with the Ancram Grant Committee</i>        | <i>May 3</i>               |
| <i>Refine playground plan through public input</i> | <i>April 18-August 31</i>  |
| <i>Active fundraising</i>                          | <i>April 18-October 31</i> |
| <i>Break ground for site prep</i>                  | <i>September 11</i>        |
| <i>Community Build</i>                             | <i>September 25-26</i>     |
| <i>Grand Opening</i>                               | <i>October 9</i>           |

*Thank you in advance to all the Ancram residents who will make this effort a dramatic success.*

Linda Bowen questioned why the project will not be placed on Blass Memorial Field. Bob Wilcox stated that he feels there is more supervision of the structure at the Town Hall. It will be more easily controlled and protected. Mr. Wilcox also stated that there is prepared parking at the Town Hall. A question was raised about bathroom facilities. Mr. Wilcox stated that there will be a concrete pad with port-a-potty and that building bathrooms would be costly. A question was

raised wondering if this would preclude putting a cell tower on this property. Mr. Wilcox stated that it would. Playgrounds, Mr. Wilcox stated, have to be 750 ft from cell towers. Donna Hoyt stated that the ball court and bathrooms are located on Blass memorial field. Ruth Wittlinger stated that these bathrooms are only open for two months of the year. Dave Boice stated that the bathrooms are not made for year round use. He stated that they are okay for summertime but not for 12 months a year because they are not heated. Clara VanTassel stated that the residents have to be realistic. She stated that there is not much room for expansion at Blass Field and she questioned how much longer the pool is going to survive. John MacArthur stated that the town kids are using the ball field for a ball field at this time. Councilwoman Israel asked the commission for suggestions on fund raising. She suggested that the commission do as the Library did and take pledges over an extended period of time. Lathem Mahaffey stated that there will be a benefit to the town hall and will become a town center. Joan Roberts asked if the Youth Commission is considering putting pool the playground site. Bob Wilcox stated that the pool will have to be addressed in the future. Lisa Stickle stated that there are kids that are older and asked about putting in a skate area on the ball park. Donna Hoyt suggested having the money raised from Community day to go towards the park.

A motion was made by Councilman MacArthur and seconded by Councilman Thomas to pledge \$10,000.00 of funding to the Youth Commission Playground Project. Motion carried.

#### **Garage construction Committee:**

Mr. Racenet stated that the committee has received another bid from Olympia and that it is the lowest one to date. The committee has chosen the heating system, radiant heat. He stated that the architect and engineer were at the meeting, Mr. Racenet stated that architect outlined a way to use the old part of the garage to make an 80 x 80 building. The architect suggested putting the salt shed in the Milk Factory. Jim MacArthur stated that he would like to see more of this plan. Mr. Bassin stated that the plan has the possibility of saving the town a lot of money and would eliminate the need to take down the milk factory. Mr. Bassin stated that at this time the estimate to build the steel building is running at \$400-500,000.00. Mr. Bassin stated that the architect feels they can do the project for a lot less. Donna Hoyt stated that she does not understand how this is going to save the town money. There were several questions regarding the septic. Mr. Bassin stated that the architect and engineer can work this out.

#### **Revaluation Committee:**

Councilman Thomas stated that the committee has met several times over the past months including one meeting with GAR Associates, a property assessment and revaluation consulting firm of Albany. GAR proposes that they will do a 10% sampling of all the property types, to see if there are any problems with the 2008 revaluation. Mr. Thomas stated that to work with GAR on an annual basis to keep our assessments at 100% would cost \$10,000.00 per year. Mr. Thomas stated that it will be cheaper this way then having a revaluation every 3-6 years that costs \$100,000.00 or more.. Mr. Thomas stated that the committee is asking that the board fund the GAR's initial sampling proposal at \$4,500.00. Donna Hoyt asked if the GAR identifies there is a problem, will the Town have another revaluation. Mr. Bassin stated that it would depend on what the problems were that GAR found, if any, but that the board is looking into doing the trending method to keep assessments current, rather than a total reval, as the town is currently back at slightly over an 100% assessment level..

#### **Zoning Revisions Committee:**

Chair Hugh Clark gave the following report:

*The Zoning Revisions Committee has conducted six meetings—March 1, 8, 22, 29 and April 5, 12. All meetings were preceded by notices in local media and have been open to the public. Meeting agendas and minutes have been posted to the Town of Ancram website.*

*The inaugural meeting was devoted to determining how the committee will operate to accomplish its charge, including responsibilities the Chair must fulfill and responsibilities expected of all committee members. The committee opted to make decisions by seeking consensus. If all reasonable efforts to attain consensus are fruitless, the committee will use a super-majority vote to decide an issue.*

*The committee conferred with Nan Stolzenburg of Community Planning & Environmental Associates to determine how to efficiently and effectively revise the current ordinance to reflect the vision, goals, and strategies of the new Comprehensive Plan. Based on its own assessment and Ms. Stolzenburg's recommendations, the committee decided to revise the current zoning ordinance in discrete chunks, rather than in toto. After all sections of the ordinance have been revised and approved by the Town Board, those revisions will be incorporated into a single document, which will itself be submitted for Town Board approval.*

*Almost all work on the first phase of the revision sequence has been completed. Section I now contains updated verbiage for the title, scope, and purpose of the ordinance. Special attention has been devoted to statements describing the purpose of the ordinance, because the purpose statement serves as an umbrella or guidepost identifying all that the law seeks to accomplish. Section XI, Definitions, also has been expanded and updated to reflect current NYS law. After one additional review, this section will be set aside to be used and reconsidered throughout the revision process, with final definitions to be determined as a closing step in the sequence.*

*The ZRC now will focus on the second chunk of revisions—Section VII (Administration), a new section about the Planning Board, and Section VIII (Zoning Board of Appeals). Ms. Stolzenburg has provided draft text of each section for committee review, deliberation, and decision.*

*While revising all sections, the committee will seek to make the zoning law much more user-friendly in its language and organization.*

*Committed to an open, inclusive revisions process, the ZRC will get input from other town entities, e.g. CAC, and not only invites the public to all meetings, but also will conduct forums at appropriate points in the revisions process to inform the community and to solicit feedback.*

#### **Cell Tower Committee:**

Bob Roth gave a report. He stated that the cell service is for the protection of the town as a whole and is essential for the fire and the rescue squad. Mr. Roth stated that the cell committee is looking for alternative sites. If the tower was placed at the Town Hall the structure would be 250 feet tall. Latham Mehaffey asked if the project is still on the table to put the tower at the town hall property. Mr. Bassin stated that he has spoken to senior person at ATT and was told by him that ATT was told by the town the Ancram wanted the cell tower on municipal land. Mr. Bassin told this gentleman that the town wants the tower in the most logical place to receive the best coverage available. ATT stated that they will come down and speak to the town. Mr. Bassin stated that the current Cell Tower law has maximum height limitations. At this time ATT is going to begin looking at alternative sites. Bob Roth stated that the reason the town chose municipality land was because an income will be made. Latham Mehaffey stated that the tower would never meet the set backs from the building or the wet lands. Mr. Bassin stated that the town hall site was not a logical place to put the cell tower.

#### **Grants Committee:**

Committee Chair Libby McKee gave the following report:

*Jessica Henderson, an Economic Development expert from the Office of Community Renewal, met with the members of the Ancram Community Grants committee at its April 1 meeting to discuss how Community Development Block Grant (CDBG) economic development programs worked. There are three programs that qualify for CDBG funding which may be of interest to Ancram businesses and farms:.*

*1. Economic Development: Funding is provided to eligible communities for traditional economic development activities such as business attraction, expansion, and retention projects. Financial assistance is available for projects that will result in the creation or retention of permanent, private sector jobs principally for persons from low and moderate income families (LMI).*

*2. Small Business Assistance: Provides resources to communities in an effort to promote entrepreneurial activity as a vehicle for sustainable economic development and growth, while providing job opportunities for persons from LMI families.*

*3. Microenterprise Support: Provides resources to support and foster the development or expansion of Micro businesses (fewer than five employees) by providing grants in conjunction with capacity building and entrepreneurial assistance.*

*After reviewing these economic development grant opportunities with Ms. Henderson, the Ancram Community Grants Committee tentatively decided to concentrate on the CDBG Microenterprise Support program. As a next step, the Grants Committee will determine which businesses and farms in Ancram might be eligible for these funds. A Questionnaire has been prepared and will be given to anyone with a local businesses or farm to assist them in determining whether they might be eligible to be included in the CDBG Microenterprise application.*

#### **Communications Committee:**

Councilwoman Israel stated that if there are any persons who would like to contribute to the newsletter or to write a story to please see herself or Jane Shannon.

#### **Animal Control:**

Mr. Gary Deitch stated that he has finished his training for level one Animal Control.

#### **Old Business:**

Ancramdale Polling Place: The proposed side door will not work because there is not enough turning radius. The lift will not work because it is too heavy. At this point the town will be looking at a ramp to go into the fellowship hall. There may also be grant money to pay for this.

Alander parking: Mr. Bassin stated that the State of NY agrees that there is a problem at this site but there is not much they are going to do about it.

Contamination at Highway Garage: Mr. Bassin stated that the contamination reports have come back completely clean.

Pool and Lawn bids: Mr. Bassin stated that the board has decided to choose the Boice Home Care bid, which was \$6,000.00 less than what the town was paying in 2009 for the same services.

Installment Payments for Taxes: Mr. Bassin stated that the county is looking at having installment payments for the school taxes.

**New Business:**

A motion was made by Councilwoman Israel and seconded by Councilman Miller to appoint the Columbia Paper a designated official paper for the Town of Ancram. Motion carried.

**Resolution # 42 of 2010:**

RESOLVED: That based on the recommendation of the current members of the Ethics Board, Richard Wheeler be appointed to the Town Ethics Board. Motion made by Councilman MacArthur and seconded by Councilman Thomas. Motion carried.

**Resolution #43 of 2010:**

RESOLVED: That the Revaluation Review Committee be authorized to spend \$4,500.00 to retain GAR Associated, an appraisal and reassessment consulting firm, to do a 10% sample of the Town's property tax data base by property type to determine the accuracy of the data base, and the reasonableness of the town's assessments based on NY state guidelines and requirements, and to conduct two educational seminars for town tax payers to explain how the property assessment process works, and how individual tax payers can review their own assessments for accuracy and reasonableness.

Motion made by Councilwoman Israel and seconded by Councilman Miller. Motion carried.

**Resolution #44 of 2010**

RESOLVED: That the Town Supervisor be authorized to attend the annual Town Finance School in Saratoga in May (\$200) and that the Highway Superintendent and the Town Supervisor be authorized to attend the Annual Highway Superintendent's school in Ithaca in June (\$90).

Motion made by Councilman Miller and seconded by Councilwoman Israel. Motion carried.

**Resolution #45 of 2010**

RESOLVED: That the Town Supervisor be authorized to send a letter expressing the Ancram Town Council's support for Copake's efforts to secure grant funding to build a new senior center, which will serve seniors from Ancram, Copake and Hillsdale.

Motion made by Councilman Miller and seconded by Councilwoman Israel. Motion carried.

**Resolution #46 of 2010**

RESOLVED: That the Town Building Manager be authorized to award the 2010 mowing/lawn maintenance and pool maintenance contracts to Boice Homecare at a combined cost of \$16,200.00.

Motion made by Councilman MacArthur and seconded by Councilman Miller. Motion carried.

A motion was made by Councilman MacArthur and seconded by Councilman Miller to pay the bills. Motion carried.

Bev Ditto addressed the board and residents regarding the Neighbors Helping Neighbors road clean up for Earth Week.

Ms. Linda Bowen questioned if the board could authorize a town clean up day where large items could be taken away for residents. The board stated that they will discuss this idea.

A motion was made by Councilman MacArthur and seconded by Councilman Miller to adjourn the meeting. Motion carried.

Respectfully submitted by;

Monica Cleveland  
Ancram Town Clerk