

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

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

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The regular meeting of the Ancram Town Board was called to order at 7:03 pm by Supervisor Bassin with a salute to the flag.

Mr. Bassin gave a thank you to the Ancram Youth Commission for all of the food supplied for the meeting.

A motion was made by Councilman Miller and seconded by Councilman MacArthur to approve the May 20, 2010 minutes as read and place them on the record. Motion carried.

Mr. Bassin introduced Mr. Joe Iuviene, the architect that the Garage Committee has hired for help with the Garage plan. Mr. Bassin stated that Mr. Iuviene was recommended by David Robertson, head of the Columbia County Department of Public Works. Mr. Iuviene had come up with the idea originally to use the milk factory building as a salt shed and renovating and expanding the current garage. He stated that this would be cheaper for the town. He felt that any time his company has been able to save a building there was money saved at the end of the project. The question was raised if the building is suitable to be reused. He states that the garage is made of brick and concrete blocks and that this is ass nonstructural and can be removed. He stated that the actual piers and structural pieces to the building are still in good shape. He suggested that the town rebuild using a wood frame construction and could save 30-40% of the costs. The Milk Factory building, he felt, is really just an umbrella. He suggested that the town build a containment system inside the barn to keep in the salt. He stated that the building is not leaning and there are no cracks, and that the town can preserve most of the site for what is going on, minimizing the impact on the site. He stated that this makes for the historic preservation the site. Mr. Iuviene at this time showed the sketches of the proposed work. He noted that if the water is kept out, the wood will last forever. He pointed out that a steel building lasts only 25 years. He also suggested to build the structure as a pole barn and keep the business local.

Mike Citrin asked the dimensions of the salt shed. Mr. Iuviene stated that the salt shed portion would be 40 X80 with 30x50 used for the containment of the salt. The new garage addition will be 56x80, with the total garage renovation being 80 x 80. He stated that so far the initial pricing is plus or minus \$200,000-250,000.00. Mr. Bassin stated that with the heating system and other needed items, the price could be

between \$450,000-500,000.00. Mr. Bassin stated that this will be less money spent and a better building built.

Donna Hoyt questioned the renovations for the salt shed and who would do this work. Mr. Luviene stated that this work could be done by the highway department. He suggested to budget around \$20,000.00. Donna Hoyt questioned the stability of the piers. Mr. Luviene stated that the initial reports say they are fine.

A question was raised as to the time table for the project. Mr. Bassin stated that the committee plans to finish the design and would like to go to bid by August. The committee would like to get into the construction this year. Mr. Luviene stated that this is the best season the town is going to see for the best prices. He suggested getting the shell of the building up for the winter and to get as much built by the local construction men.

Mr. Bassin stated that the Town Board is going to hold a special Garage TB meeting at the beginning of July. AT this meeting the Town Board will go over the full SEQRA form. The board will vote on passing a detailed bond resolution which will permit the town to enter into a loan agreement, and a referendum resolution which will require by a special election before the end of August to approve the referendum on the garage loan. The town board will vote on a summary resolution tonight, Mr. Bassin stated. Following this a public notice will be placed in the paper and on the website and e-mail. Mr. Bassin explained that the referendum basically has 2 steps which to go through. There will be a public registration day which will allow those not already registered to vote to register to do so. Then, following the public notice of the date of the special election, the voting machines will be in town with the usual pole inspectors. It is at that time the people of the town can vote to borrow the money to pay for the garage. Councilman Thomas stated that he will be out of town July 1<sup>st</sup>. A special town board meeting was set for July 2, 2010.

Jamie Purinton, of the Ancram Conservation Advisory Committee, stated that they have a plan for the wetland buffer at the garage site. Ms. Purinton stated that the committee would like a 100ft buffer from the wetland but that at this time the garage is not 100ft from the wetlands. She stated that items channel to the low point. Due to the polluting conditions that need to be fixed, the buffer has to be 100feet and a detention basin put in at the low point of the property. This she stated would help to correct the pollution problem. Mr. Luviene stated that there can be a subsurface collection process made a part of the garage project. Ms. Purinton suggested that the town have the surface water processed through a filtration system and to have a screening of the opening of the property for visibility reasons.

Mr. Bassin stated that at the proposed special meeting of the town board, the council people will go through and fill out the 21 page long form SEQRA form. This form requires that the Town Board, the lead agent on the project, go through 50 or 60 specific items, decide if there will or will not be negative environmental impacts and come to a conclusion. Mr. Bassin stated that given the conditions of the Garage site now and what is going to be done, the proposed project will improve the wetlands and the buffer area adjacent to the garage.

Jamie Purinton asked how this form will concern the buffer area.

Mr. Bassin stated that the SEQRA only covers the building project and not the landscape. The project is expanding the building and how that is going to effect the environment is what the SEQRA form is for, not for the buffer zone and the wetlands.

### **Supervisor's Report:**

Supervisor Bassin gave the following report.

#### **Financial – Revenues on target, costs under budget**

**YTD May Results:** Revenues through the end of May were \$1,047,000. We received \$18,000 in mortgage tax revenues in May, and heard earlier this week that the State passed CHIPS (Consolidated Highway Improvement Program), which means we will be eligible for about \$105,000 of State highway aid. With this highway funding secure, it appears we are on track to achieve our full year revenue budget of \$1.3 million. Costs through the end of May totaled \$441,000, and continue to track under budget and under last year. Through the end of May, we are running \$134,000 under budget, with the highway department contributing \$102,000 of this total. Spending through May is also \$102,000 under last year's level of spending, with the Highway Department contributing \$63,000 of this savings. Unbudgeted spending so far this year increased by about \$4,000 in May, as we paid the first garage planning bills. Unbudgeted spending now totals \$59,000, including the \$21,000 for the Town Hall Solar project, \$33,500 for the new used grader, and this month's garage planning costs. Cash in the bank totaled \$1,299,000 at the end of May, down about \$61,000 from the end of April.

**Full Year Estimates:** Based on our average monthly spending rate of \$88,000 through May, we could spend an additional \$616,000 over the rest of the year, leaving us with about \$700,000 in cash on hand at year-end without any additional revenues. Given an expected additional \$140,000 in sales and mortgage tax revenues due by year end, it appears we could end the year with between \$700,000 and \$800,000 in the bank, depending on whether there are any major unexpected financial "issues" which pop up. The Town Board has suggested we maintain at least a \$300,000 cushion for emergencies and contingencies, so we may have \$400,000 to \$500,000 to allocate to capital projects like the new garage and new equipment.

#### **Garage Project – Coming into focus**

Over the past month we have been working to document current conditions at the current site and develop plans for the new facility. We have developed a schedule which will allow us to get the garage done by the end of this year for under \$500,000, if we break ground and start work in September. The major next step is for the Garage Committee and the Highway Superintendent to finalize the building spec, which should happen next week. The architect should have the bid package done by the end of July, with bids back in August, and a decision to proceed made in September. Our current project cost estimates continue to suggest that renovating and expanding the current garage and converting the milk shed to a salt barn at the current site could cost \$150,000 less in total (\$450,000) than building a new garage (\$500,000) and new salt shed (\$100,000). But we will not know for sure what the costs will be, or if we will be able to get the job done by the end of the year, until we get in bids which definitely lock in our costs and timetable, which should be by the August Town Board meeting. Given the Town Board has indicated it wants to maintain a cash cushion of over \$300,000 after the garage has been built, and given that the year-end financial projections for cash in the bank are not guaranteed, it appears prudent to start

now to line up a possible loan of up to \$400,000 which could be used *if needed*, along with of town funds, to complete this project. To line up this kind of financing by the end of August, we should plan to schedule a referendum on the garage project and loan before the end of July. It is important to recognize that this financing is a precaution, in case our year-end numbers do not allow us to self-fund the garage project and keep at least a \$300,000 reserve on hand. Having the proposed loan facility in place would permit us more financial flexibility, regardless of circumstances.

## **Project Updates**

**1. ATT Cell Tower – Revisions to Town law needed:** We received some suggestions on how to modify the cell tower law from Nan Stolzenburg last week, which we will review and decide on at the Town Board meeting. We will have to decide how extensively to change the cell tower law, and how much to spend on this effort. One solution would be to make the minimum changes needed to facilitate an ATT tower. This would probably mean modifying the setbacks and the minimum lot size needed for a tower. The alternative would be to do a thorough revision of the law, which could take several months and cost several thousand dollars in legal and consulting fees. Councilman Chris Thomas has volunteered to work on this effort to bring it together as quickly as possible, for the least cost to the Town.

**2. Ramp for Ancramdale Polling Place - A new lower cost plan:** We have received a second proposal for the ramp at Friendship Hall from a local carpenter -- \$6400, down from the \$8400 previous quote. But the Church has decided to look at putting in a new door by replacing a window at the right rear of Friendship hall. This solution would be permanent, and could cost considerably less than the \$6400 now on the table. Neighbors Helping Neighbors raised over \$2000 at its Memorial Day BBQ to help fund this ramp.

**3. GAR Revaluation Review – Indicates Ancram assessments are equitable:** GAR Associates, a revaluation and assessment consulting firm, presented their report on their review of the quality and consistency of our assessments to the Revaluation Review Committee on June 10. GAR's conclusion was that Ancram's property assessments were "equitable", and there was no reason to contemplate doing another revaluation any time soon. GAR noted that the aggregate value of all sales in Ancram during the period under review was within 1 to 3% of the aggregate assessed values of the properties sold. This suggests the aggregate assessed value of all properties in the data base were likely to also be very close (1-3%) to their aggregate market values. GAR did note that while our assessments were equitable overall, we should use the data they provided to examine apparent "outliers" -- properties which appeared to be valued either lower or higher than other similar properties -- to determine if the value variances from the "norm" were justified, or were the result of data or other errors. GAR also recommended we develop and implement a communications program to get property taxpayers more involved in how the process works, how to review their property cards for accuracy, and how to contest their assessment if they feel it is too high. The Revaluation Review Committee will continue to review the detailed findings and data provided by GAR, and will determine next steps over the next month.

**4. 2011 Budget Process – Will start next month:** Budget forms will go out next month after we get June numbers, and preliminary departmental budgets will be due back by the end of July. The Town Board will get a first look at the preliminary 2011 budget requests from the departments in August. We will schedule budget workshops and hold a public hearing on the budget in September, and approve the 2011 Budget in October. The major issues we will need to deal with as we work through the 2011 Budget include:

- a) holding tax rates flat while we do what we need to do?

- b) YE 2011 level for reserves – is \$300,000 enough, or do we need more?
- c) capital plan & budget for equipment & facilities—how much?
- d) salaries & hours for all employees – raises, or no raises?
- e) areas we can cut back?
- f) areas we need to spend more on?
- g) repay any loan we take out to help with the garage – how long, how much?
- h) spending levels – can we cut general & highway costs 10% next year?
- i) what do we want to do about the Ancram Lighting District?

**The Challenge: Reallocate spending to reflect new needs & priorities**

The challenge for the rest of this year will be to get the garage built for under \$500,000, and, to do this with as little borrowing as possible. Any cost savings against budget this year will minimize the amount of garage debt we will need to incur. The challenge next year will be to reduce “business as usual” spending by 10%, so we will be able to pay off any garage debt sooner, and reallocate these savings to fund the capital plan, to replace equipment and facilities over time, without raising taxes. As our priorities and needs change, our spending has to change to reflect the new priorities. We have to decide what we are not going to do, so we can afford what we need to do. Next year’s budget will be the first opportunity we have to change how we spend our money to reflect our new priorities and needs.

The Town Board made the following budget adjustments:

A motion was made by Councilman Miller and seconded by Councilman Thomas to make the following Budget Adjustment #1 of 2010: From 3089.41 JCAP Grant Revenue to 1110.41 Justice Contractual- JCAP Expense \$2475.00; From 2770 Historical Society Grant Revenue to 7510.4 Historical Contractual Expense \$470.00; From 3980 State Aid- Ag and Markets to 8020.4F Planning Contractual- Farmland Protection Grant \$4,337.00, From 908 Appropriated Fund Balance to 9901 Transfer to Highway \$13,817.00- For a total of \$23,599.00.

Motion carried unanimously.

A motion was made by Councilman MacArthur and seconded by Councilman Thomas to make the following Budget Adjustment #2 of 2010: To 1620.4 Buildings (to cover payment to HV Clean Energy for solar panels) \$20,882.00 From 5031 Transfer from Building reserve.

Motion carried unanimously.

A motion was made by Councilman Miller and seconded by Councilman Thomas to make the following Budget Adjustment #3 of 2010: To 5130.2 Equipment \$33,500.00 From 5031A Transfer in from General Fund \$13,817.00 and 5031H Transfer in from Equipment Reserve \$19,683.00.

Motion carried unanimously.

County Issues:

Mr. Bassin stated that the town has the opportunity to nominate a graduated senior or a college student from Ancram for a Summer Intern program at the County. The job would consist of 400 hours and pay \$10.00/hr. If the town cannot find a person we can nominate a person from another town.

The Department of Social Services have narrowed their search for space to two sites in Hudson. Columbia County Sportsman Federation, who received \$25,000 funding each year from the county have taken to playing a political role. There is concern at the Board Of Supervisors that the federation should not be involved in politics. Mr. Bassin stated that it appears now that the Federation has caught on and are figuring out another way to be involved with the election process without using County funds. Mr. Bassin stated that at the County level this was a bipartisan issue.

For the County Comptrollers job the County has received 20 applications.

Mr. Bassin stated that the Board of Supervisors has decided to circulate the proposed resolutions by e-mail so that the Supervisors can read them through before voting on them.

Clara VanTassel stated that she had read the county had decided to have three coroners as apposed to the current two. She asked if this was correct. Mr. Bassin stated that this was something that was passed 4 to 5 months ago and that it came about because the coroners are really overworked and needed to have a third person on call.

#### **Highway Superintendent-**

Mr. MacArthur stated that there are no issues at this moment. He stated again that on the 28<sup>th</sup> of June the Highway Department will be paving on Cottontail road and the road will be closed on that day. Poole Hill will also be paved but will remain open. Mr. MacArthur stated that he had good news on the CHIPS money from the state. At this time he has heard that the money has been allotted at the state level and that presently the town of Ancram receives \$108,000.00 a year. He stated that the previous Monday the appropriation went through with the emergency State funding. Mr. MacArthur stated that he does not know when it will come. The problem, he felt, was that the town has to spend the money, do the work and then wait for the check. He expected that the Town should get the money by September.

Mr. Bassin stated that the board has to sign the "284 Highway Agreement". Mr. MacArthur stated that this agreement only pertains to money being spent on the roads. Mr. Bassin stated that if the town did not have this contract the Highway Superintendent and the Town Board could be personally liable.

Mr. Bassin stated that there are several Town Law updates which need to be taken care of. In regards to the Dog Control law, Mr. Bassin stated that the board is looking at provisions that allow the Town Board to set fees for the impoundment of dogs. Mr. Bassin explained that the Town Board has always paid the impoundment fees and there is no way for the town to get reimbursed from the dog owners. The amendment to the dog law states that a dog's owner will be responsible for the dog impoundment fee plus \$250.00 to the town. Mr. Bassin stated that the only problem with the amendment is getting these fees paid.

Mr. Bassin stated that there was a question raised by a resident about revising the Noise Ordinance and asked the Board for comments. Following comments, all board members agreed that they did not want to revise the noise ordinance at this time.

Mr. Bassin spoke about the town Dumping law which was last revised in 1989. Mr. Bassin read sections of the newspaper article about Casino dumping at the Double D (Bryant) Mine in Ancram. Mr. Bassin said that Mr. Casino had been indicted for falsifying paperwork and has been dumping at Double D mine without a permit. Donna Hoyt asked if the article mentioned that Ancram wants to bring charge against Casino. Mr. Bassin stated that Ancram does not have any plans or any basis to bring charges against Casino or to Double D mine. DEC would have to do this. Mrs. Wilcox stated that the case is being handled by the Attorneys General. Councilman Thomas asked if there was any recourse the town could take with Double D and he wondered if DEC would pull the permit. Mr. Bassin stated that DEC has been testing the soil and that the mine can expand their permit to allow them to take this dumping. Mr. Thomas stated that this is a gravel mine and that Double D knows the law. He felt that if the mine took the CD garbage once, they will take it again. He stated that he has a problem with that.

Mr. Bassin stated that in regards to the Ethics Law, the Ethics Committee is working out the wrinkles and should have a revised final version to the town board by the next meeting.

Mr. Bassin spoke about the Cell Tower law. Councilman Thomas stated that the Board was changing the law because it restricts having the cell tower. Mr. Thomas stated that Zoning Revisions committee planning advisor Nan Stolzenburg and ZRC lawyer John Lyons have recommended revising the town's cell law but that could cost the town \$2000.00. Mr. Thomas suggested looking at other town's law and if the board likes them and think that it is what Ancram wants, then maybe Ancram can mirror their laws. Mr. Thomas felt that this would save money on fees for consultants and attorneys. Mr. Bassin stated that the board may just change the current law. He stated that in the future there may only be one or two cell towers in the town of Ancram. Mr. Bassin stated that the cell tower is different from the wind tower in that there is the possibility of many. Leah Wilcox asked what other towns are putting cell towers in? Mr. Bassin stated the Towns of Taghkanic and Copake were likely to get cell towers in the near future but that the wireless companies never liked to talk about where they are going to put a tower.

Jamie Purinton stated that people who own less the five acres could have property value impacted by a cell tower being built by their home. She felt that the five acre minimum is to protect the property values of the surrounding homes. Mr. Bassin stated that he had the impression that not any one thing wrong is with the current celllaw but rather was a sequence of conditions. Ms. Purinton stated that one tower in the Town could meet that existing law if placed in the right spot. Bob Roth stated that if the law is not changed then the town will not get a tower. Coral Eddie questioned if there were 3 areas only where the law has to be changed. From 750 ft setback changed to 1x the tower. She questioned how as a town the boards will deal with neighbors at this distance and the people surrounding it. Mr. Bassin stated that the Planning Board and ZBA would be handling these issues and a public hearings with the neighbors included would be held. He stated that the first step is to get a town law that is suitable.

Donna Hoyt asked that if the town law was changed would the tower need a special use permit. Leah Wilcox stated that the ZBA would issue a special use permit.

Donna Hoyt stated that NYSERTA requires 300 ft to a residence. This is the suggested fall down and then some extra.

In regards to the wind turbine matter on Carson Road, ZBA chair Leah Wilcox stated that there are outstanding issues. Another meeting will be held in two weeks on the 29<sup>th</sup> of June. She stated that the ZBA hopes to make a decision after that.

Mr. Bassin stated that the Board is looking at getting some Policy Manuals which the town does not have. He stated that if the board has to make these up from scratch it could take long time. He has asked for manuals from other Columbia County towns. He suggested that the board find a couple to at look and find a good fit with and the adapt them to Ancram. Some to look at include a Procurement Policy, a Personnel Policy, an Investment Policy and a Workplace Violence policy.

Libby McKee of the Grants Committee read the following Report:

I attended the Environmental Protection Fund Workshop at the Taconic Regional Office in Staatsburg We met the Grants Officers Ron Rader and Erin O'Neil who reviewed the Park Development and Planning Program that provides grants to municipalities and Not for profit groups. The Office of Parks, Recreation, and Historic Preservation is soliciting grant applications for

**:Park Development and Planning Programs** -These funds can be used To preserve, rehabilitate or restore lands, waters or structures for Park, recreation or conservation purposes. This is for playgrounds, community gardens and facilities for swimming, picnicking, fishing, and other recreational activities.

- Acquisition of a permanent easement or fee title to lands waters or structures for park recreation, conservation or historic preservation purposes. Some examples are acquisition of open space for conservation, recreation, or to protect the setting of a property listed on the State or National Register, long-term lease of land for a community garden, purchase of a façade easement.
- **Historic Property Preservation and Planning Program** - to improve, protect, preserve, rehabilitate or restore properties listed on the State or National Registers of Historic Places and for structural assessments or planning for such projects.
- **Heritage Areas System Development and Planning Program** - for projects to preserve, rehabilitate or restore lands, waters or structures, identified in the approved management plans for areas already designated by the Parks, Recreation and Historic Preservation

The workshop I attended was for grant money for recreational areas.

We are coming up on a hard deadline of July 12<sup>th</sup> and if the Youth Commission wants to benefit from these funds they need to work to further define their project objective and the populations it intend to serve as well as give a thorough narrative of the history of the existing playground and comment on how the community needs this playground.

We can show community involvement and support but we also need to describe and provide evidence of Ancram's need for the playground.

WE cannot expects grant money for any project completed prior to being approved and the grant funds are usually provided as reimbursements for the cost to design, purchase and build the playground.

The grants can cover up to 75% of the project cost when the poverty rate is greater than 10% of the area. There is a cap of \$400,00 for any one applicant.

The application is carefully reviewed by the Parks and Recreation Department and there is a point system used to decide who will be given the grants. This is highly competitive.

Once the project agreement is formally approved and conditions met, grant recipients must document project expenditures in order to receive reimbursement (i.e., document 100% of costs to receive 50% reimbursement or 75% reimbursement for selected high-poverty grants). Grant recipients must plan their financial arrangements accordingly. An advance of up to 25% of the grant amount may be available.

Should we meet the deadline of July 12<sup>th</sup> we would not receive any funds until sometime in the fall.

**Park Development and Planning Program** - for the development of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes and for structural assessments or planning for such projects. Some examples of eligible projects: playgrounds, courts, rinks, community gardens, and facilities for swimming, boating, picnicking, hunting, fishing, camping or other recreational activities.

- **Acquisition Program** - for the acquisition of a permanent easement or fee title to lands, waters or structures for park, recreation, conservation or historic preservation purposes and for projects identified in a local heritage area management plan. Some examples of eligible projects: acquisition of open space for conservation, recreation, or to protect the setting of a property listed on the State or National Register, long-term lease of land for a community garden, purchase of a façade easement.
- **Historic Property Preservation and Planning Program** - to improve, protect, preserve, rehabilitate or restore properties listed on the State or National Registers of Historic Places and for structural assessments or planning for such projects. Properties not currently listed but approved at the State Review Board meeting on September 14, 2010, are eligible to apply for funding. Questions about or proposals for listing on the State or National Register should be directed to the National Register Unit at (518) 237-8643.
- **Heritage Areas System Development and Planning Program** - for projects to preserve, rehabilitate or restore lands, waters or structures, identified in the approved management plans for Heritage Areas designated under section 33.01 of the Parks, Recreation and Historic Preservation Law and for structural assessments or planning for such projects. The designated Heritage Areas with approved Management Plans are listed below. For exact Heritage Area boundaries, contact the Heritage Area or call (518) 473-7787.
  - \* Albany
  - \* Buffalo
  - \* Kingston
  - \* Hudson-Mohawk (Cohoes, Colonie, GreenIsland, Troy, Waterford Town/Village, Watervliet)
  - \* Long Island North Shore Heritage Area(Nassau and Suffolk Cos. north of Rte. 25/I-495)
  - \* Mohawk Valley Heritage Corridor (Oneida, Herkimer, Montgomery, Fulton, Schenectady, Schoharie, Saratoga, and Albany Counties, excluding Adirondack Park)
  - \* Susquehanna (Binghamton, Endicott, and Johnson City)
  - \* Western Erie Canal Heritage Corridor (Erie, Niagara, Orleans, Monroe and Wayne Cos.)
  - \* HarborPark (NYC)
  - \* Ossining
  - \* Rochester
  - \* Sackets Harbor
  - \* Schenectady
  - \* Saratoga Springs
  - \* Seneca Falls
  - \* Syracuse
  - \* Whitehall

Ancram Youth Commission:

Bob Wilcox addressed the board. He stated that the Youth Commission has placed the banner outside to show what the AYC is planning to build in part. Mr. Wilcox stated that the Hammertown Barn allowed the AYC to be the cause of their tent sale and through this the AYC raised \$2,000.00 towards the playground. Mr. Bassin stated that the project is broke into 3 phases. For the Community build for first section, 20 volunteers will be needed for this at the end of July. The equipment will be ready to be used the Wed after this. The outside cost of the phase is \$31,000.00 and the AYC has met that through fundraisers. Phase 2 will be the put in following the completion of the fundraiser. The balance of the equipment will be in during October. Mr. Wilcox stated that Phase 3, the adult sitting area, will be put in next year. The AYC will be sending out first fundraising letter in two weeks.

Donna Hoyt asked if the AYC had decided that the playground will go on this property. She stated that at the last meeting Mr. MacArthur had stated that the town will be starting a little league on the ball field.

Councilman MacArthur stated that he never said anything about a Little League. He stated that the firemen are thinking about bring the field back together.

Janice Miller, AYC member, stated that the AYC is concerned with cars pulling in and out of that area. The AYC felt that this made the field more dangerous. She stated that she felt that having the playground at the Town Hall gave more area around. She stated that Phase 1 is for the smaller children and that they cannot be unattended.

Bob Wilcox stated that there were a lot of vandalism issues at the ball field. He stated that at the Town Hall there will be electric and water and emergency vehicles can get here better. There is also more foot traffic.

Ruth Wittlinger, AYC Commissioner, stated that when the Town Hall building was built it was done so to be a community building and grounds.

Bob Wilcox stated that Jim MacArthur has agreed to help with the site plan.

Mrs. Kay MacArthur questioned if there were enough children around to use the facility. The AYC stated that they're going by the census records and the Fire District.

The communications committee will be putting out a newsletter in the next month.

Revaluation Committee:

Councilman Thomas stated that the GAR associates came back with a report. The assessments were equable but that some properties may be over or under assessed. The GAR Report provided a lot of info for the Assessors office and they are going over it at this time. The assessors office also needs to go through the data cards. GAR tested the sales data against the assessments and they stated that these are very close. Mr. Bassin stated that Mr. Leggett has signed up to fix the properties with wrong information. Mr. Thomas stated that the committee will meet again in next few weeks and a report will be going out. Donna Hoyt stated that the Town needs to pin point a problem.

### **Zoning Revisions Committee**

Hugh Clark of the ZRC gave the following report to the board.  
The Zoning Revisions Committee met on May 24 and on June 7 and 14.

The May 24<sup>th</sup> meeting focused upon semi-final adjustments to draft Section VII, Administration and Enforcement, the new Planning Board section, and draft Section VIII, Zoning Board of Appeals. Leah Wilcox, Chair of the ZBA, contributed significantly to these discussions. Section VII now includes a "reader information box" that explains the role of the Zoning Enforcement Officer, Code Enforcement Officer, and Building Inspector. Although this text box is not part of the law and will contain a footnote underscoring that fact, it does help to clarify these positions and to make the revised law far more user-friendly than the current ordinance.

The June 7<sup>th</sup> meeting was our monthly opportunity for face-to-face discussion with Nan Stolzenburg. Discussion initially concentrated upon several questions about organizing the site plan review section. One issue dealt with whether to include residential site plan review in the site plan review section. Nan offered a balanced perspective on the pros and cons of inclusion and offered several options to be considered in subsequent meetings. A second issue was whether uses requiring site plan review should be in the text of the zoning law or in the use table. Strong consensus favors the use table. A third question examined whether commercial design standards should be in site plan review, elsewhere in the text, or in the use table. The committee is leaning toward a separate section, possibly with a note in the use table directly a reader to the text. For user-friendly efficiency, integration of special uses and site plan review into a single process was a fourth point of discussion. That portion of discussion concluded with consideration of a two-track system for site plan review, one track being a full-fledged review and the other track being less intensive.

Recognizing the upcoming need for the ZRC to expedite examination of non-commercial wind power and cell tower revisions or laws, Nan gave a tutorial about critical points to keep in mind, including set-backs, a building permit and coding system, visual disturbances, and noise levels.

The June 14<sup>th</sup> meeting dealt solely with elements of a town law about non-commercial wind power. After deliberating about the pros and cons of an expedited amendment to the current zoning ordinance or adopting a stand-alone law, consensus was for the latter. Using the draft law provided by Leah Wilcox as base, consensus was to cover noise and visual effects (from near and far vantage points), maximum height of 150', no access controls, and to address emerging technologies, especially those enabling the turbine to be mounted on a roof or structure other than a tower. Other issues, including abandonment, will be debated at the June 21 meeting.

The ZRC will expedite consideration of both a wind power and a cell tower law, with draft products being available in early-mid July.

Councilman Miller stated that the Community Days will be held August 14<sup>th</sup> and 15<sup>th</sup> of 2010. The next meeting will be on June 27, 2010 at the Town Hall.

Mr. Bassin stated that he is going to ask the Financial Advisory Committee to meet once a month.

### **Ag and Farmland Protection**

Mr. Bassin stated that if there are any questions regarding this committee people are invited to contact Sue Bassin or the committee itself. Mrs. Bassin stated that the committee would like to have data available for the community with a brochure of some sort. She stated that the bottom line is that farming is a large economic piece of Ancram and a key threat to the town is the loss of farmland. Mr. Bassin stated that the committee is 6 months from having the plan done.

Mr. Bassin stated that in regards to the Emergency Preparedness Plan, Joanne Dwy has stepped off of the committee but that the committee had made much progress.

Mr. Bassin stated that the Board of Assessment Review had only 19 grievances. Many of these were stipulations and one owner grieved 8 properties.

In regards to the Building Management department, the manager has decided to move the dumpster to a less visible location. He will also be getting the stripes painted back on the parking lot. Mr. Bassin stated that the woodwork on the town hall is finished.

## **Animal Control**

Mr. Dietch stated that he feels the resolution that the Town Board is planning on passing in regards to dog control and fees for sheltering the dogs, may not be legal. He stated that people cannot be charged retroactively. Mr. Dietch also suggested that the fee of \$250.00 be cut in half. Councilman Thomas stated that he felt that the Town taxpayers should not have to pay for dogs which are picked up.

## **New Business**

Ancramdale polling place:

Mr. Avery Diether spoke on behalf of the church. He stated that the church session has met regarding the ramp and have decided that instead of bringing the ramp out the front of the fellowship hall doors, they suggested removing a Hall window and putting in a door through which the ramp could be brought. Mr. Diether stated that this would be less obtrusive, cheaper and save on the landscaping. Adriene Citrin stated that the Neighbors Helping Neighbors sponsored the ramp with their pig roast and raised \$2423.00. She stated that a good part of this was thanks to Joan Osofsky for a large raffle item, and Annie and Merdock Morrison who opened their home for the event.

Mr. Bassin spoke about the Ancram Lighting district. He stated that it has been suggested to pay for this out of the general fund as all residents benefit from the lights.

## **RESOLUTIONS**

The town clerk read the following resolutions:

### **Resolution #47 of 2010:Garage Costs, Loan and Referendum:**

WHEREAS: the Garage Committee is exploring the possibility of expanding the current garage building to an 80X80 facility, to be completed by the end of 2010, and

WHEREAS: the cost of this garage project will not exceed \$500,000.00, and

WHEREAS: the Town of Ancram will have \$100,000.00 to \$200,000.00 available to allocate to this project without reducing total reserves below \$300,000.00, and

WHEREAS: the Town may need to borrow up to \$400,000.00 for a 5 to 10 year term to finance this project, and

WHEREAS: the Town Board wishes to present this garage cost and loan proposal to the voters of Ancram for their approval in a referendum, and

WHEREAS: to successfully complete this project by the end of 2010, funding needs to be arranged by the end of August 2010,

THEREFORE, IT IS RESOLVED: that the Town Supervisor and the Town Clerk be authorized to schedule a referendum as soon as possible to secure voter approval to permit the Town to spend up to \$500,000.00 on a new garage at the current site on Town Road, and to secure a loan not to exceed \$400,000.00 to help finance the proposed new garage;

IT IS ALSO RESOLVED: that the Town Board will review and approve the final plans for the proposed new garage before the contracts for the garage are awarded, and that the Town Board will approve the terms and conditions of any loan that is negotiated prior to finalizing and entering into any loan agreement.

Mr. Bassin stated that this Resolution allows the Town Supervisor and Town Clerk to schedule a vote for the referendum and the loan. Before this happens there will be final approval by the Town Board. The Special Meeting will have two more specific resolutions.

A motion was made by Councilman Miller and seconded by Councilman Thomas to adopt Resolution #47. Vote Taken By Roll Call. Councilman Miller- Aye, Councilman MacArthur- Aye, Councilman Thomas- Aye, Supervisor Bassin- Aye. Motion carried unanimously.

**Resolution #48 of 2010: Grant to Support Improvements in the Garage Site Wetland Buffer:**

RESOLVED: that the Town Supervisor, the Conservation Advisory Council and the Grants Committee be authorized to apply for grants to support the estimated \$15,000.00 cost of improving the wetland buffer adjacent to the town garage site on Town Road.

Jamie Purinton, Conservation Advisory Council Chair, questioned this resolution.

Mr. Bassin stated that the Resolution gives the authority to allow the town to get money for the grant to improve the buffer zone.

Ms. Purinton stated that she does not want to apply for the grant when the site plan has not been approved.

A motion was made by Councilman Thomas and seconded by Councilman Miller to approve Resolution #48 of 2010. Vote was taken by Roll Call. Councilman Miller- Aye, Councilman MacArthur- Aye, Councilman Thomas- Aye, Supervisor Bassin- Aye. Motion carried unanimously

**Resolution #49 of 2010: Dog Impounding and Kenneling Fees: (Scratched)**

WHEREAS: Ancram's dog control law allows the Town Board to establish impoundment and kenneling fees by resolution, and

WHEREAS: these impoundment and kenneling fees have not yet been established,

THEREFORE IT IS RESOLVED: the owner of any dog that is impounded or kenneled by the Animal Control Officer or any other legitimate authority on behalf of the Town of Ancram be charged an impoundment fee of \$125.00 plus any and all additional costs for impoundment and kenneling paid by the Town of Ancram to a third party for caring for the dog until the dog is retrieved by its owner.

Councilman Thomas questioned why the town should have to pay the \$431.00 impound fee for the McCaul dogs, seeing how they were regarded as dangerous dogs. Mr. Dietch stated that they surrendered the dogs willingly and should not be punished.

After much deliberation, the Town Board decided to put off this resolution for the time being.

**Resolution #50 of 2010: Speed Limit Changes:**

WHEREAS: residents living on Hall Hill Road, Crest Lane, Woods Drive, Four Corners and East Ancram Roads have complained that the posted speed limits on these roads are too high for safe travel, THEREFORE BE IT RESOLVED: that the Town Supervisor and the Town Clerk apply to the County and State for a review of the speed limits on these roads in order to reduce the posted speed limits as soon as possible.

There was no discussion.

A motion was made by Councilman MacArthur and seconded by Councilman Miller to approve Resolution #50 of 2010. Vote was taken by Roll Call. Councilman Miller- Aye, Councilman MacArthur- Aye, Councilman Thomas- Aye, Supervisor Bassin- Aye. Motion carried unanimously.

**Resolution #51 of 2010: Playground Grant:**

RESOLVED: That Arthur Bassin, Supervisor of the Town of Ancram, is hereby authorized and directed to file an application for funds from the New York State Office of Parks, Recreation and Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993, in an amount not to exceed \$50,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to the Town of Ancram for construction of a playground on town hall land and, if appropriate, a conservation easement/preservation covenant to the deed of the assisted property.

A Motion was made by Councilman Miller and seconded by Councilman Thomas to approve Resolution #51 of 2010. Vote taken by Roll Call. Councilman Miller- Aye, Councilman MacArthur- Aye, Councilman Thomas- Aye, Supervisor Bassin- Aye. Motion Carried Unanimously.

**Resolution #51 of 2010: Smoke Free Public Areas:**

The Town of Ancram agrees to the adoption of the following resolution to create tobacco-free zones at town parks, the town pool and other public areas likely to frequented by children.

WHEREAS: smoking is responsible for the premature deaths of over 430,000 Americans each year from lung cancer, heart disease, respiratory illness and other diseases; and

WHEREAS, children exposed to secondhand smoke are more likely to have reduced lung function and symptoms of respiratory irritation, like coughing, excess phlegm and wheezing; and

WHEREAS, children with asthmas who are exposed to secondhand smoke are especially at risk for having their condition worsened by secondhand smoke, and

WHEREAS, secondhand smoke is responsible for over 50,000 deaths among nonsmokers each year; and

WHEREAS, tobacco kills more Americans each year than alcohol, cocaine, crack, heroin, homicide, suicide, accidents, fires and AIDS combined; and

WHEREAS, 80% of smokers started smoking before age 18, and the average initiation age is 12 years old; and

WHEREAS, everyday an estimated 3,900 young people under the age of 18 try their first cigarette and one-third of these children will die prematurely from tobacco related illnesses; and

WHEREAS, to help role model non-smoking behavior to children and youth; to provide children, youth and their families with a safe, smoke-free environment;

THEREFORE, the Town of Ancram, Columbia County, resolves as follows:

That in park areas where children play (playgrounds, ball fields, beaches) appropriate signage will be posted designating tobacco-free zones. The own Clerk shall certify to the adoption of the resolution.

This resolution will become effective on July 1, 2010.

Mr. Bassin stated that this is a County Wide program and that Ancram is only one of two towns in the County to not have adopted the resolution.

A motion was made by Councilman Miller and seconded by Councilman Thomas to adopt Resolution #51 of 2010. Vote was taken by Roll Call. Councilman Miller- Aye, Councilman MacArthur- Aye, Councilman Thomas- Aye, Supervisor Bassin- Aye. Motion carried unanimously.

The Town Board set the date of July 2, 2010 for a Special Meeting to pass resolutions for the Garage Project referendum. The meeting will be held at 6:00pm.

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

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

Meeting ended at 10:15 pm.

Respectfully submitted by,

Monica Cleveland  
Ancram Town Clerk

