

**Town of Ancram
Town Board
June 20, 2013**

Present:	Supervisor Arthur Bassin	Councilman James Miller
	Councilman Chris Thomas	Councilman Hugh Clark
	Councilwoman Madeline Israel	Deputy Town Clerk Ruth Wittlinger

The regular town board meeting was called to order at 7:35pm by Supervisor Bassin with a salute to the flag.

Mr. David Robinson who oversaw the correction of the 82/7 intersection, gave a plaque to Joe and Donna Hoyt as a thank you for giving a small piece of their property to fix the bank.

A motion was made by Councilman Miller and seconded by Councilwoman Israel to approve the May minutes as read and have them placed on the record. Motion carried.

It was announced that the Fire House extension will be done by mid September.

Supervisors Report

Financial Report: Revenues for the five months ending May totaled \$980,000, including \$811,000 in property tax receipts and \$120,000 in sales tax receipts, received in January and April. Full year revenues look like they will exceed budget by \$25,000 to \$50,000 due to higher than budgeted sales tax and mortgage tax receipts. Costs for the five months ending May totaled \$495,000, or about 37% of our full year budget. Spending for the first five months is running slightly better than budget. Cash in the bank at the end of May totaled \$1,146,000, with \$5,000 in checks outstanding but not yet cleared. Barring any extraordinary events, I expect revenues and spending for the rest of the year to be slightly better than budget, resulting in a year end cash position of about \$675,000, which is about \$25,000 better than we budgeted.

Town Issues

- 1. ZRC Package 5 - Ridgeline Protection** - We will continue the 5/16 public hearing on the revised ridgeline protection regulations at 6:00pm on 6/20, and will consider adopting a resolution amending our January 17, 2013 Negative Declaration to reflect the changes in the proposed ridgeline protection regulations. We will also consider adopting the revised ridgeline protection regulations. The mailing to the 120 individuals who own land that will be included in the protected ridgeline overlay zone went out last week, and has resulted in about a dozen comments and questions, which we will review during the continuation of the public hearing.
- 2. Carson Rd Wind Turbine Permit Notices of Violation**
 - a) **Mr. Gershon's** attorney has indicated they believe the turbine noises the neighbors have been complaining about were caused by either installation or post-installation problems which can be corrected through a variety of repairs and adjustments. We have been told verbally and by email by Mr. Gershon's attorney that a series of these repairs and adjustments have been made by a

firm from Syracuse, but have not seen any detailed documentation that confirm what the repairs were or why they might work. Gershon's attorney has requested the ZBA public hearing on his notice of violation be delayed 60 days to give them time to perfect the repairs and adjustments needed to mitigate the noise, and to give the neighbors time to confirm that the noise problems have been corrected. The ZEO has agreed to this request, and has recommended the delay to the ZBA, which will review and decide on the matter Monday, 6/17.

- b) **Mr. Crocco** has filed an appeal to the NOV with the Building Inspector. We have not yet heard from the Department of Ag & Markets on whether his wind turbine is a "farm structure" and not subject to Town zoning. As you know, we do not believe Mr. Crocco's turbine will be granted "farm structure" status, because it produces more than 110% of the farm's electrical needs, which normally would exclude a farm turbine from "farm structure" status, and because it was not in an Agricultural District when the turbine was applied for in 2010 or actually installed in 2011. If the Gershon turbine can be fixed to mitigate the noise problems, the Crocco turbine would also benefit from the same repairs and adjustments.

County Issues

1. **Cash Flow** –Nothing new to report. We still do not have adequate monthly cash flow reporting to the BOS, and no cash flow forecasting. The BOS also needs monthly departmental income statements and balance sheets, and a financial review process in place to get control of the county's cash situation.
2. **Pine Haven Nursing Home** –We learned last week that the county would probably not be reimbursed the \$.12 million in architectural fees we are about to incur if we decide to cancel the project. The BOS voted to approve the \$1.2 million anyway, with the expectation that we will decide over the next few months, before we spend more than \$300,000 of the approved \$1.2 million on site review work, if we can afford to build the new nursing home as planned, or if we want to upgrade the current home, or if we want to privatize the nursing home and get out of that line of business.

The Town Court stated that they have sent their two clerks to training.

ZBA

The ZBA public hearing for 6/24/2013 was postponed until September 2013. The 7/1/2013 public hearing was postponed until July 15th.

Communications

The website is coming along and there will be another newsletter mid-July.

ZRC

The training for the Planning Board, Building Department and ZBA is being completed. The next session will be held on Tuesday July 2nd at 7pm.

Ag Advisory Council

They are working on updating the Ancram Farm brochure. The Farm Tour will be held in September and will be adding historical buildings and assets as well as the churches to the tour.

Assessor

There were 8 appeals on grievance day and two parcels were lowered. There were six stipulated agreements. It was a light year.

Zeo/Ceo

The building department would like to invest in a new software system. They are looking at a BAS system. The proposal was as follows: (Cut Paste)

A motion was made to approve a payment of \$3397.00 for a 3 work station program. Motion made by Councilwoman Israel and seconded by Councilman Miller and moved for adoption with a roll call vote. Motion carried unanimously.

Historical and Cultural Survey

The town is considering applying for a town wide Historic District designation, which will open up new sources for grant money.

The community septic grant application would cost \$500 to file the paperwork to get \$36,000 in grant monies to do a project to evaluate septic options for the center of Ancram.

A motion was made by Councilman Clark and second by Councilwoman Israel to invest \$500 to work with CT Male to draw up a NYS Consolidated Funding Application for a DEC Engineering Planning Grant. Motion carried.

Ridgeline Protection - The board agreed to postpone action on the ridgeline SEQRA and resolution.

Pool - By Recommendation of Kids Camp Director Ruth Thomas, a motion was made by Mr. Bassin and seconded by Councilman Clark to appoint Johanna Boice as a lifeguard. Motion carried.

Highway Superintendent - The public hearing for the proposed appointed position of Highway Superintendent was postponed until the August meeting.

Historian - A motion was made by Councilman Clark and seconded by Councilwoman Israel to appoint Robin Massa as the assistant historian. Motion carried.

Budget Adjustments - A motion was made to make the following budget adjustment:
To 5130.2 Machinery From Fund Balance: \$7,200.00 and To 5142.4 Snow Removal from 5110.4 General Repairs \$3,000.00
Motion made by Councilman Miller and seconded by Councilwoman Israel. Motion carried.

A motion was made to make the following budget adjustment:
To Attorney 1440.4 \$5,000.00 from 1990.4 Contingent \$5,000.00.
Motion made by Councilman Miller and seconded by Councilman Clark. Motion carried.

Pay Bills- A motion was made to pay the bills by Councilwoman Israel and seconded by Councilman Miller. Motion carried.

The next meeting will be held July 18th. 6:30pm for the continuation of the ridgeline public hearing. 7:00pm for the Town Board Meeting.

Executive Session - A motion was made by Councilman Clark and seconded by Councilwoman Israel to adjourn to executive session to discuss pending legal issues. Motion carried.

EXECUTIVE SESSION

A motion was made by Councilman Miller and seconded by Councilman Clark to reconvene from executive session at 8:47pm. Motion carried.

A motion was made by Councilman Miller and seconded by Councilman Thomas to adjourn the meeting at 8:50pm. Motion carried.

Respectfully submitted by,

Ruth Wittlinger
Deputy Town Clerk