

**Town of Ancram
Town Board
Workshop Meeting
August 3, 2009**

Present: Supervisor Thomas Dias Councilman James Miller
 Councilman John MacArthur Town Clerk Monica Cleveland
 Councilwoman Donna Hoyt

The meeting was called to order at 8:04 pm by Supervisor Dias with a salute to the flag.

Mr. Dias stated that the board had to begin thinking about 2010 budget meetings. He stated that Camp Anne had given a check to the town in the amount of \$5,000.00. Councilman MacArthur stated that the fire department also receives \$1,000.00. Mr. Dias stated that he was thinking about arranging it so that Camp Anne could be the towns emergency facility due to it only being used a few months out of the year.

Mr. Dias stated that the FEMA check came in the amount of \$57,387.17 for the December damage. Councilman MacArthur asked the Superintendent if this covered the damage. Mr. James MacArthur stated that it more then covered it.

Mr. Dias stated that a check in the amount of \$12, 789.11 for Tobacco Share came. A check for \$1,657.19 was also given by the fire department for fuel expenses.

Mr. Dias asked when the board would like to set up budget workshops. Councilman MacArthur stated the Workshops should be used for the budget from here on out.

Mr. Dias gave an update of the Routes 7 and 82 issue. Libby McKee stated that the state has several suggestions, first being deemphasize the safety issue and concentrate on the restrictions of the intersection. They will meet again in two months. Mr. MacArthur stated that he came away from the meeting believing that the state will allow the town to do whatever they want with the intersection. They, the state, are not going to spend the money. Mrs. McKee stated that funds will be available if and when the town purchases the required property, the Tin Smith House. Mr. Dias stated that the State owns half of the front lawn of the house. He stated he will call an executive session to decide if the town would like to make an offer. Mr. MacArthur suggested emanate domain.

Mr. Dias read the following letter from the DEC dated July 14, 2009, "*Dear Supervisor Dias, During our June 25 field meeting with members of the Town Board at the site of the Ancram Town Garage on Town Road in Ancramdale, we discussed several issues related to options the Town is considering for development of a new garage facility. Specifically, we discussed the feasibility of redeveloping the same property by removing existing buildings and replacing them with new ones, and potential constraints imposed by Article 24 Wetland CO-24 immediately adjacent to the property. Aerial photographs from 1974 indicate that the site of the existing town garage facility has been in a similar state of*

disturbance/development for at least the past 35 years. While existing uses of developed portions of the property within 100 feet of Wetland CO-24 are exempt from regulation under Article 24, substantial reconstruction or modification of the site within 100 feet of the wetland will require a wetland permit. The first step in further assessing the options of redeveloping the existing town garage site is to accurately show the wetland boundary and the outer limit of the wetlands 100 foot adjacent area on a site plan. From that, you can determine how much area is available on the site that is not subject to wetland regulation. The area outside of the 100 foot adjacent area should be utilized as much as possible for buildings, associated facilities and material storage. When the property was first developed as a town garage facility, it appears that no consideration was given to the quality of storm water running off the site into the wetland. And, from my recent visits to the site, it does not appear that any effort has ever been made to prevent sediment laden storm water from running off the site into the wetland. Redevelopment of this property will provide an opportunity to correct existing storm water quality problems that have had a significant negative impact on Wetland CO-24 over the years, and any plans to redevelop the site must provide for adequate treatment of storm water. By shifting as much of the new development as possible to eastern portions of the site, the wetlands 100 foot adjacent area could be restored to a more natural and functional vegetated wetland buffer. Moving the facility farther east would also provide space for a storm water management structure to ensure that the new facility does not cause further wetland degradation. These changes to the site would result in greatly improved wetland function. In summary, I believe that redevelopment of the existing town garage facility is feasible from the standpoint of the physical extent to which Article 24 regulations apply to the site. In addition, the town garage facility has had a negative impact on Wetland CO-24 for decades, a situation that could be greatly improved with a properly designed, constructed and maintained new town garage facility. A new site development with proper storm water management and restoration of the wetland buffer will eliminate further degradation of Wetland CO-24, and improve certain of it's functions.

Sincerely- Nancy Heaslip.

Mrs. Hoyt stated that by shifting to the east the town would need the Houghtaling property and there is not enough space for a salt shed. Superintendent MacArthur stated that the wetlands will have to be defined. The town owns to the front steps of the house on the adjacent property. Mr. Citrin suggested the town hire an engineer to see if it is more feasible to stay on the site or move. Mr. Dias stated that this was too expensive and the board knows there is not enough room. Mr. Citrin stated if the property was looked at by an engineer then the town has recourse if he is wrong. Mr. Miller stated that the letter does not say the town has to move. Mr. Dias stated that the town would have to have a holding pond. Mr. Bassin stated that the town will have to address this problem either way, if they stay or if they go. Mr. Dias stated that the town will have to do remedial work. The town will not spend money though to put the garage there, he insisted. Councilman MacArthur stated that this would always be an issue because it is the lowest point in town and the water runs there regardless. Mr. Bassin asked if the town was buying the Houghtaling property. Mr. Dias stated no, it was too expensive. Mr. Bassin asked if the town would negotiate a lower number. Mr. Dias stated he would except the property for free; at this time it is too much.

Mr. Dias stated that the town received a notice of a lien on Mr. Brett Hough in the amount of \$247.00.

Mr. Dias stated that the final equalization rate is 93.95%. Councilman MacArthur stated that Mr. Legget was guaranteeing that he was going to fight this. Mrs. Hoyt stated that she thought the date he had was correct. Mr. MacArthur stated for such a mistake he should be fired. Mrs. Hoyt stated that he had plenty of time to file the papers. Mr. MacArthur stated this was an executive session issue.

Mr. Dias discussed the minimum maintenance of Overmountain Road. Superintendent MacArthur stated that this would not save the town a lot of money. Mrs. Hoyt stated that the roads will be in bad shape if let to go. Mrs. Hoyt asked the Highway Department to come up with an outline of expenses for each road.

Mr. Dias brought up the post 911 Veterans exemption. This will be explained in the next newsletter. Mr. MacArthur stated he thought it a great idea.

Mr. Mike Citrin stated that he has sent out 82 letters to property owners on County and State roads.

Mr. Dias brought up a building issue. He stated that there should be a cutoff on square footage on nonresident structures and their requirement of engineering plans for a building permit.

Mr. Dias stated that he wanted to know how the town would set a speed limit on a town road. Highway Sup. MacArthur stated that this is done by Town Board resolution and then a TEA form is filed by the clerk with the state. The speed limit is up to the State. The road in question is not on the town inventory list. It needs to be added because it is maintained by the town. The town attorney will help with this issue. Mr. Dietter stated that the town could be liable if a man is hurt maintaining a road not on the list. These roads, Mr. MacArthur stated, are Long Lake Road and Lake Shore Drive.

Mr. Dias stated that a letter was received by the board that spoke about an issue with the Highway Superintendent. Mr. MacArthur stated that Maple Lane had just been paved and the man who wrote the letter ripped it up with his machinery. Mr. MacArthur stated he was angry and he apologized, but he has to account for every penny of his money and does not appreciate people tearing up the roads. He stated he, Mr. MacArthur, called the police.

Mr. Miller stated that there are 12 candidates for the zoning revisions. Mrs. Hoyt suggested adding Rob MacArthur to the list.

Mr. Dias made a motion to go into executive session to discuss the purchase price for the Tin Smith House. Seconded by Councilwoman Hoyt. One Abstention. Motion carried.

Executive session

A motion was made by Supervisor Dias and seconded by Councilman Miller to reconvene the workshop. Carried.

A motion was made by Councilman MacArthur and seconded by Supervisor Dias to adjourn. Motion carried.

Respectfully submitted,

Monica Cleveland
Town Clerk