

**Town of Ancram  
Town Board  
Workshop Meeting  
April 2, 2009**

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

Town

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The Workshop meeting was called to order by Supervisor Dias at 6:05pm with a salute to the flag.

Mr. Dias stated that beginning in May, the Workshop meetings will be held at 8:00pm on the first Monday of each month.

The Town Board decided to meet Monday April 13, 2009 for a Special Meeting at 7:00pm to discuss with the Comprehensive Plan Committee the proposed Comprehensive Plan. Mr. Bassin will get copies of the proposed plan to the Board members.

Mr. Terry Boyles, of the Highway Garage Committee, has notified Mr. Dias that Mr. Bob Mathews, owner of the proposed Town Highway Garage site, would like to change the boundaries of the property. The Board decided that they would meet prior to the Comprehensive Plan Special Meeting. The meeting will take place also on April 13, 2009, at 6:00pm at the Mathew property on Roche Lane.

Mr. Ken Legget addressed the board concerning the Terry Boyles property dispute with the town of Gallatin. Mr. Legget stated that the mapping overview with the straight lines clearly shows that the Town line dissects Mr. Boyles property and that this line was set in 1976. According to the map, the trailer is in the town of Gallatin.

Mr. Dias asked that the Board consider passing Resolution #15 of 2009 at the next Town Board meeting. The resolution would allow the Building Department to issue appearance notices to property owners. Councilman MacArthur asked who prosecutes the appearances and what the cost would be. Mr. Dias will look into this and will ask the town attorney to draw up the resolution.

Mr. Dias informed the board that he will be looking at getting health insurance quotes for the town employees.

Mr. Dias stated that he would like to go to Finance school on May 7, 2009 in Saratoga. The cost will be \$200.00.

Mr. Dias stated that he has given the paper work to the Council to read pertaining to NYS Deferred Compensation Plan for NYS Retirement. He stated if the members would like to pursue this, they can.

Councilwoman Hoyt stated that when the Copake Rescue Squad gave back their \$11,000.00 overpayment, they also credited the town the \$193.00 that had been budgeted them. Councilman MacArthur stated that the town needs to give this money back. Mrs. Hoyt also stated that the \$11,000.00 problem still bothered her and that she felt that the town residents needed to be informed about this. She stated that she is planning to put a statement of facts about the incident in the newsletter. She stated that there would be no emotion and that it would be a timeline. Mrs. Israel asked if the facts had been double checked and there was verification. Mrs. Hoyt stated that it is not in the minutes as happening and that the statement will not point fingers.

Mr. Dias asked that the Town Board look over the sheet in their packet that explains what the Town Accountant would like to do with the town accounts. This would include closing the Capital Equipment, Capital Building, Highway Savings and Highway Checking accounts and putting them into the Money Market account. Councilman MacArthur stated that this was fine except that he does not want to see the earmarks lost.

Mr. Dias stated that the town board received a quote of \$900.00 from Concra Appraisal Associates for the appraisal of the Mathews property. Councilman MacArthur suggested getting one more quote or even two. Councilman Mayhew stated that the town needs to know if Mr. Mathews is asking too much for the property. Councilman MacArthur stated that he may change his mind after the 13<sup>th</sup> meeting. Mrs. Hoyt stated that the change in property lines includes the second entrance. Suzanne Bressler, Chair of the Grants and Finance Committee, stated that they have asked for stimulus money for the Highway but that there is no timeline for this. Mrs. Hoyt stated that it may be more feasible now to build a new building.

Mrs. Israel stated that she has researched the DEC wetlands regulations and that there are possibilities at the current site. But, she stated, the DEC says that using the wet lands is a last route. She stated that the DEC felt that the town is not thinking creatively enough with the room that they have at this time. Councilman Miller stated that the property is an odd shape. Councilwoman Hoyt stated that the trucks have to have room to get around. Mr. Ron Brant suggested putting a 82X46 Ft addition on the milk building, adding three heated bays. The adjoining property could be bought and that well used. The old shop could be taken down and the salt shed placed there.

Mr. Avery Dietter asked if Mr. Mayhew had anyone with him when the engineer did his study of the current Highway Garage. Mr. Mayhew stated that the Highway Superintendent MacArthur was.

Mr. Dias stated that in the board members packets was the list of items that the Dog Control Officer has purchased for his use. He will submit a voucher at the next meeting.

Mr. Dias stated that the board has copies of a proposed Town of Ancram FOIL Law. He asked that the members look it over.

Councilman Miller asked if the Ethics Committee has met yet. Mr. Dias stated they have not.

Mr. Dias stated that he was asked to appoint someone to the Columbia County Traffic Safety Committee on March 24, 2009. He has asked Libby McKee to take the seat. He stated that he had to give a name that day.

The Following presentation was given by the Nickersons:

*This proposal offers an economical, two stage plan which will offer the town highway department the working space and buildings they need now, while planning for long-term expansion in the future.*

*The overall idea is to solve immediate problems in an economical, fiscally-responsible way which will not burden the town with overly-high budgets and higher taxes. By moving ahead in two stages, this plan will give the town time and breathing room to find an ideal long-term solution which is acceptable and desirable to the majority.*

**STAGE ONE: ECONOMICAL MODULAR STRUCTURES TO BE CONSTRUCTED ON (OR NEAR) CURRENT SITE)**

**THE STRUCTURES:**

**CLEARSPAN METAL TRUSS STRUCTURES WITH 15-YEAR GARENTEED FABRIC SKINS**

*ClearSpan structures are custom, wide-span, frame structures that are economical, go up quickly, make maximum use of space and light, and save in construction and energy costs.*

**MAKING OPTIMAL USE OF EXISTING PROPERTY**

*Because the ClearSpan structures are modular and custom in size, they can be purchased to fit the needs and space constraints of our existing property. They can be purchased as single bay structures or multiple bay structures, as custom sized salt sheds, scrap metal sheds, in whatever dimensions are most appropriate.*

**TREMENDOUS PURCHASE & CONSTRUCTION COST SAVINGS**

*These structures start in price at around \$5,900 for a 26' X 48' enclosure. They cost around \$8,000 for a 38' X 40" and are also very economical in the larger sizes. E.g. a 60' X 100' building costs \$30,398 and is currently on sale for \$21,200.*

**ALMOST IMMEDIATE CONSTRUCTION**

*Because of the frame and skin construction technique, these buildings can be constructed in very little time.*

**ENERGY SAVINGS: ELECTRICITY & HEATING SAVINGS**

*-Because the buildings are translucent and are available with clear overhead panels, they make maximum use of natural light and are cost-saving in their low use of electrical lighting.*

*\_ These structures offer huge energy savings in terms of heating. They are available with simple clamp-on space heaters. This means there is no need to heat them full-time with expensive-to-install-an-run systems. The space heaters offer heat on demand and the buildings can be unheated when not in use. This will save the town a good chunk of money verses the full-time radiant heating systems being proposed in some of the alternative proposals.*

**PORTABILITY**

*These structures have the additional benefit of being able to be disassembled and moved to another site of location, as our towns plans evolve and change.*

**STAGE TWO: LONG-TERM GARAGE EXPANSION: SOLUTIONS FOR CURRENT SITE AND NEW SITE**

*By solving the town's pressing immediate needs now with the ClearSpan structures, the town will have the time and opportunity to create an ideal, optimum plan for future sites and buildings. This will take a tremendous pressure off the town's current budget and proposed tax load.*

*The town will now have the time to search out other properties, other building opportunities, to research and evolve current proposals and move ahead in the smartest and most fiscally-responsible manner.*

*Whether the town chooses to continue pursuing current directions or to come up with new ones, there is no longer a need to burden the current budget with huge expenses in this difficult and challenging economic period.*

*In today's economy it is very likely that new properties will be coming onto the market at desirable prices, and that existing options may have their prices reduced. With more time for research, analysis, planning and negotiation, the town's three-year plan, or five-year-plan can be developed, enhanced and improved.*

Mr. Dias thanked Mr. and Mrs. Nickerson for all of their work on the presentation.

Councilman MacArthur asked who sets the agenda. Mr. Dias stated that he does. Mr. MacArthur stated that when the board is voting on issues, he would like to hear the residents opinions before voting, but with the current agenda, this is not possible. Mr. Dias will look into this. Councilwoman Hoyt stated that the Town Law recommends that the floor not speak.

Libbly McKee asked if the town has looked at their bylaws. Mrs. Hoyt stated that the town does not have bylaws, that Ancram is governed by the NYS Small Town Law. The town can pass their own laws but cannot supersede NYS law.

Mrs. Hoyt stated that herself and Mr. Mayhew got together with the assessor and they have been going through the exemptions. In the comparison of 2007 to 2008 it was found that the assessments of the small lots with homes have doubled where large properties have not gone up as much or at all. She stated that this has to be in per portion and that it will be looked into.

Mrs. Hoyt stated that a problem arose with the two church properties in the town and that the assessor has decided to place them on the rolls. Mrs. Hoyt stated that the ministers are not living in the homes. Mrs. Jean Brant, from the Ancramdale Church stated that the minister does not live in the manse but that the Clerk of Session does and that the residents are also the church caretakers, security and secretary. The church has been a part of the community for 162 years and that it is not right to tax it. The town board will look into this.

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

Respectfully submitted by,

Monica Cleveland  
Town Clerk