

**To: Ancram Town Board**  
**From: Art Bassin**  
**Date: June 16, 2013**  
**Supervisor's 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.