

To: Ancram Town Board
From: Art Bassin
Date: 11/13/2014



Subject: Supervisor's Report - November 2014

Town Issues

- 1. Financial Report – Full year financial situation is looking stronger than expected.** We ended October with \$648,000 in the bank, after receiving \$73,000 in 3Q sales tax revenues. We expect to receive about \$150,000 in highway aid from the State by year-end, to reimburse us for highway repair work already done, and about \$28,000 in mortgage tax payments. We have estimated expenses of about \$200,000 by year end, \$50,000 of which is the Town's annual contribution to the NYS retirement fund. The cash reserve balance by year-end 2014 should be about \$650,000, which is about \$100,000 more than we expected after paying of the \$240,000 garage loan. The "unexpected" \$100,000 additional cash results from about \$60,000 in better than expected sales and mortgage tax receipts and building permit fees, coupled with lower than expected legal, retirement fund and health insurance costs.
- 2. Consolidated Zoning Law** – We will consider the consolidated zoning law for adoption at the November 20 Town Board meeting.
- 3. Subdivision Law** – We should have a draft of the revised subdivision law at the November Town Board meeting , and will consider that law for adoption at the December Town Board meeting.
- 4. Pool Planning Process** - A committee has been set up to compare costs and feasibility of refurbishing the current pool and pool facilities & ball field at Blass Park versus building a new pool & ball field at Town Hall. Committee members include Bob Wilcox, Gerry Fultz, Jack Seiber, David Boice and Colleen Lutz. The Committee has requested money to retain Joe Iuviene to assist with the feasibility and cost analysis.
- 5. Dog Census** – Wes Powell will be at our 11/20 Town Board meeting to review how he will go about the dog census. Dog license applications have been circulated to the email list, and posted on the town web site.
- 6. Outside Audit** – I hope to have two proposals by our December TB meeting.
- 7. 2015 Town Budget** – We adopted the 2015 Budget at the special meeting on 11/11. Taxes are budgeted to be flat, for the fifth year in a row, while budgeted 2015 expenses and revenues are both slightly down from 2014 budgeted levels.

County Issues

- 1. Airport** – Still waiting for FAA approval to reclassify the airport from D II to B II. FAA has indicated it could be a 60 - 90 day process.
- 2. Pine Haven** – We have received three proposals from private operators interested in buying the Pine Haven nursing home from the County. The County will review these proposals over the next month or so, and will receive presentations from each of the firms interested in acquiring the nursing home. No timetable yet for a decision, but even if we decide to sell, NYS Department of Health approvals could take up to a year.
- 3. Ginsberg** – By a vote of 5-1, the Ghent Planning Board turned down the Ginsberg expansion application, citing inconsistencies with the local zoning law. Next step is up to Ginsberg, and it's not clear what it may be.
- 4. County Budget** - We should get a first look at the preliminary 2015 County budget next week.