

To: Ancram Town Board
From: Art Bassin 
Date: 2/15/2015
Subject: Supervisor's Report – February 2015

Town Issues

1. Financial Report – The 4Q sales tax check of about \$66,000 arrived last week, along with the \$799,000 property tax payment from Tax Collector Monica Cleveland. While we ended January with about \$ 574,000 in the bank, we currently have over \$1.4 million on hand. Highway spending in January was pretty much normal, but Highway Superintendent Jim MacArthur used up a lot of the stockpile of sand and salt in late January and so far in February, and thinks he will exceed his budget for sand and salt in February.

2. Subdivision Law – We will consider the subdivision law for adoption at the 2/19 TB meeting. We received the County Planning Board approval letter last week.

3. Puppy Mill and Tethering Law – Ann Rader and Tina Aiken plan to present their thoughts on specific puppy mill and tethering law language at the March meeting.

4. Unsafe Building Law – We will discuss draft 4 of the unsafe building law at the 2/19 TB meeting, and decide if we want to schedule a public hearing on this proposed law for March. The proposed local draws a distinction between “unsafe”, which makes a building or structure uninhabitable and subject to condemnation under the NYS Building Code, and “dangerous” to public health, welfare, safety and to adjacent properties, which could be justification to demand the building be secured or demolished. Under the proposed law, if the Building Inspector, an engineer and the Town Board all determine that a building is “dangerous” and needs to be demolished and removed at Town expenses, and following a public hearing, the Town will be able to file a tax lien on the property to recover costs incurred by the Town to secure or demolish and remove the building.

5. Retaining Wall behind Simons – DOT had planned to fix the retaining wall behind Simons that holds 82 in place last fall, but did not get around to it. Repairing the wall is now on the DOT agenda for this spring. If that wall collapses, it could be a major problem, and could close 82 in Ancram for a while.

6. Charter Cable Contract Renewal – We will need to schedule a public hearing on the Charter Cable franchise renewal for the 3/19 TB meeting.

7. Natural Resources Conservation Plan – CAC and Kim Tripp will be presenting the Natural Resources Conservation Plan for TB approval at the 2/19 meeting. The Plan catalogues Ancram's natural resources in detail, and recommends actions that landowners interested in protecting and enhancing the Town's natural resources can take to accomplish conservation goals. The plan does not recommend any additional Town actions to support natural resources conservation.

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 – Two private firms interested in buying Pine Haven will be presenting on 2/23 at 6:30 to a public meeting at 401 State Street. If we decide to sell, NYS Department of Health approvals could take up to a year. More important than the financial benefits to the County of a sale to a private operator, a private operator skilled in operating nursing homes will be able to improve the scope and quality of resident services and care. Pine Haven is currently rated 2 stars out of a possible 5 stars, while both firms the County is considering selling to operate multiple nursing homes, all of which are 4 and 5 star rated.

3. County Executive or Manager – The County Government Committee discussed the county manager/executive idea, but took no action to move it along.