

**Town of Ancram  
Town Board  
Regular Meeting  
May 19, 2016**

**Present:** Supervisor Arthur Bassin                      Councilman Hugh Clark  
                 Councilman Chris Thomas                      Councilwoman Madeline Israel  
                 Councilman David Boice                      Town Clerk Monica Cleveland  
                 Highway Superintendent Miller

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The regular monthly meeting of the Ancram Town Board was called to order by Supervisor Arthur Bassin at 7:00 pm with a salute to the flag.

Mr. Bassin introduced Peter Paden of the CLC. Mr. Paden was at the board meeting asking the town to write a letter of support for CLC purchase of development rights proposals for both Millerhurst Farm and Thompson-Finch Farm. The applications are due to the State by June 13, 2016. Mr. Paden felt that these were both excellent additions. Deputy Supervisor Clark, who was leading the discussion due to Supervisor Bassin’s recusal as he is on the County Farmland Protection Board, asked the Town Board members for their comments. Councilwoman Israel expressed that she felt that the Thompson-Finch letter was not as “enthusiastic” as the Millerhurst letter. Mr. Paden said that the letter is fine for what the state wants.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Israel and moved for adoption. Resolution carried unanimously with a recusal from Mr. Bassin.

**Resolution #28 of 2016: Letters of Support** – Resolved that the Deputy Town Supervisor is authorized to sign letters on behalf of the Columbia Land Conservancy in support of the purchase of development rights for the Millerhurst and Thompson Finch farms in the Town of Ancram.

Councilwoman Madeline Israel introduced representatives from the Columbia Memorial Hospital Urgent Care Center in Copake, Hila Richardson, Jim Lipin and Bill Lanspate. The work has been finished on the Urgent Care Center. There will be two services available. Dr. Johnson will be moving his practice to the building and there will be a rapid care center which will be open 9 am to 9 pm 7 days a week. There are five rooms, a procedure room and an xray machine. The center has been partially funded by a \$350,000 grant secured by Senator Marchoine’s office. The center is affiliated with Columbia Memorial and Albany Med.

Mr. Jack Seiber asked about the distance the ambulance has to travel from Copake to Ancram and questioned the wait time. Mr. Bassin said that the only solution to this is the fire company having an ambulance.

Mr. Mike Citrin asked if the center would offer blood draws. He was told that this would only be for patients at this point. It will be looked into in the future, but that the certification process is very expensive.

Councilwoman Israel asked what insurances were taken. The answer was all insurances.

A motion was made by Councilman Boice and seconded by Councilman Thomas to approve the minutes of the previous meeting as read and have them placed on the record. Motion carried.

### **Fire Department**

Mr. Boice announced that the Burn Ban had been lifted. He asked that everyone continue to be vigilant with their fires. The Memorial Day parade will be taking place in Hillsdale at 11 am. A special meeting of the Fire Commissioners will be held on 5/24 to go over the specs for the new proposed truck.

### **Supervisors Report**

**1. Financial Report** – April was another “normal” financial month. For the four months ending April 2016, we have spent about \$90,000 less than through April of 2015. The Highway Department accounted for the entire \$90,000 “savings”, caused by underruns in fuel, snow removal, machinery repairs and overtime.

**2. Full Year Cash Projection** - I have summarized all “known” unbudgeted spending plans, cost saves and incremental revenues on the attached 2016 Cash Projection chart. All incremental spending has been previously approved by the TB. We have \$440,000 of unbudgeted projects and revenue risks, offset by \$374,000 of unbudgeted savings and revenues. Net, net, our cash at year end 2016 is projected to come in at \$745,000, \$66,000 under the \$811,000 originally budgeted amount.

**3. Culvert Project** – We expect to receive bids for the installation of the concrete box culverts on 5/18 and will have a better idea of the costs of the project when we get these bids back. Depending on costs, we will either do two major culverts – Pats Rd and Hall Hill Rd, or one major and a few minor culverts. We expect \$220,000 of grant money from DEC and will match the \$220,000 in grant funds with Highway Department labor, equipment and materials totaling \$55,000.

**4. Right to Farm law – Final** version of the RTF law is ready for TB approval. Once approved, we will send it to the County Planning Board for their Ok and then will adopt in it June or July after we do a SEQRA. Comments from the 4/21 public hearing have been incorporated into the final version of the law. I have included a draft adoption resolution with this month’s resolutions, and have asked Nan Stolzenburg to review and edit it as needed.

**6. Highway Garage Drain** – Results from the contamination testing came back indicating no contamination. We have applied for the permits to allow the installation of the oil/water separator. Waiting for approval.

**7. Parcel adjacent to Town Garage** – This .6 acre parcel has been taken over by the County in a tax foreclosure. We have an opportunity to buy this parcel from the County. We will discuss and decide at the 5/19 TB meeting.

Mr. Bassin also announced that the closing of the sale of Pine Haven will happen sometime at the end of May and that GE is looking to stop the cleanup of the PCB’s in the Hudson.

Mr. Seiber asked if the proposed cost to demolish the building on the property next to the Town Barn, if the board decides to purchase it, should be included in the projected expenditures. Mr. Bassin said that the cost would be reflected in 2017.

Mrs. Hoyt asked what happens to the lien on the property. Mr. Bassin said that the property had already been foreclosed for taxes so all liens are now gone.

Mr. Thomas said he felt that the resolution should remain with the \$10,000 number but that Mr. Bassin should start the negotiations low. He also questioned why the town would not knock it down immediately? Mr. Bassin said that it cannot be hurried. Mr. Thomas said that there were no regulations regarding this and that the building can be hurried. He questioned that once the deed is in the town's hands, and it is then a governmental property, would the regulations then change?

The following resolution was offered by Councilman Thomas and seconded by Councilwoman Israel and moved for adoption. Resolution carried unanimously with a roll call vote.

**Resolution #29 of 2016: Purchase of .6 acre parcel adjacent to Town Garage - Resolved,** that the Town Supervisor is authorized to acquire, on behalf of the Town of Ancram, the parcel adjacent to the Town Garage on Town Rd in Ancramdale from the County of Columbia for use as additional storage space for the Town Garage, at a cost not to exceed the amount of outstanding property taxes due the County of Columbia of approximately \$10,000.

#### **Board Members**

Councilman Boice commented on the question about the distance of the ambulance from Ancram. He said that the fire department is equipped with three defibrillators and that there are EMT's on the force.

Councilwoman Israel commented that the town has been asked to take part once again in the Roe Jan Ramble. A motion was made by Councilwoman Israel and seconded by Councilman Thomas to approve Ancram's participation in the 2016 Roe Jan ramble. Motion carried.

Councilwoman Israel gave a presentation on the proposed gateway signs for the town. She said that the State of NY has regulations that have to be met regarding signs. She showed two different options, one with a picture and one without. The proposed price is \$575 for Plywood signs and \$950 for vinyl. Mr. Clark asked how many signs the town is looking to have. The board decided that six signs would be needed and that they liked the idea of vinyl. The board discussed that it would be easier to install the signs if they were put on private property with the consent of the owners.

Councilwoman Israel announced that the next installment of the town newsletter would be coming out soon. This issue will focus on Senior issues.

### **Highway Department**

Mr. Miller said that the dirt roads are complete for the time being. Paving and sealing will begin in mid June. The Grader is having some engine work done. The 2006 truck has a transmission problem as well as an oil leak. The truck has a total of 195,000 miles on it. Mr. Miller will get numbers for the next meeting. He has found a transmission for \$15,000.

### **Town Clerk**

After several questions regarding inscribing stones in the memorial walkway, Mrs. Cleveland stated that she will contact some stone carvers and get prices so that the walkway can be opened back up to people to purchase inscriptions.

Mrs. Cleveland will take a records management course on Tuesday June 28<sup>th</sup> and a webinar on July 27<sup>th</sup> called Electronic Records Bootcamp.

### **CSC**

The town board has the opportunity to consider applying for a cleaner, greener community grant. This would cover the installation of an electric car hub.

Mr. Clark asked that Ed Ferratto look at the document prior to any application. Mr. Boice asked that in regards to solar pannels, he was wondering if there can be a standard location for shut off, as they need to be shut off in an emergency.

A motion was made by Councilman Boice and seconded by Councilman Clark to allow the CSC to pursue the aforementioned grant. Motion carried unanimously.

### **FAC**

The FAC is close to finishing the audit. They are meeting one final time on Saturday to see the Building Department. Following this they will issue letters.

### **ZBA**

There are three applications for area variances before the board. Two are completed and one is in the process.

### **Youth Commission and Camp Board**

All of the counselors are lined up. We are looking at a capacity of 50 kids. The town may need more counselors. Mr. Bassin said that the estimated cost of the camp is \$45,000, about \$900 a kid.

## **CAC**

Nothing new to report. As for Camp Pontiac, there are no announcements at this time.

## **Ag Advisory Board**

Mr. Bassin said that the board has before them the lead agency forms for the Right to Farm Law. The question was asked by Marni McLean that if the law protects the farm in the way they wish to farm, as in having the right to use clean, pesticide free water. She suggested that the law should read that the water shed needs to be kept clean. Mr. Bassin answered that the DEC regulates the permits the herbicides. The Right to Farm law does not cover the DEC regulations.

## **Heritage Committee**

The fence project costs for locust post may increase costs from about \$4000 to about \$5000. Fence will be installed in July.

## **Assessor**

Mr. Bassin explained that the state has changed how the Star program applications will be handled. Going forward, any new Star applications will be filed directly with the State and not the town. The owners will now receive the property tax credit as an income tax credit.

## **Building Department**

The question was raised as to why, to build a shed, a owner needs to pay \$50 for a permit and then a \$30 close out fee. Mr. Bassin said that was what the fee schedule is.

## **Animal Control**

Ancram's Animal Control officer has passed his state audit.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Israel and moved for adoption. Resolution carried unanimously.

## **Resolution #30 of 2016:**

WHEREAS, the Town of Ancram Comprehensive Plan and Agricultural and Farmland Protection Plan established the desire to maintain agriculture as a vital land use within the Town; and

WHEREAS, both aforementioned plans recommend adoption of a Right to Farm Law; and

WHEREAS, the Town has developed a Right to Farm Law with input from the Planning Board, CAC, Ag Committee, citizens and the New York State Department of Agriculture and Markets; and

WHEREAS, the Town Board has reviewed the New York State Environmental Quality Review Act (SEQR) 6 NYCRR Part 617 and has determined that the action is subject to SEQRA; and

WHEREAS, the proposed action will affect more than 25 acres of land in the Town and thus is considered a Type I action pursuant to the New York State Environmental Quality Review Act (SEQR) 6 NYCRR Part 617; and

WHEREAS, the proposed action will not require permits and approvals from any other local, regional and State agencies prior to adoption of the plan; and

NOW THEREFORE BE IT RESOLVED, pursuant to the applicable standards of SEQRA 6 NYCRR Part 617, the Town of Ancram Town Board concludes that it is the appropriate agency to serve as, and declares itself lead agency for the environmental review of the proposed Type I action; and

BE IT FURTHER RESOLVED, that the Town of Ancram Town Board hereby authorizes development and circulation of a copy of the Full Environmental Assessment Form pursuant to the requirements set forth in SEQR 6 NYCRR Part 617.

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to sign the Full Environmental Assessment Form.

WHEREUPON, this Resolution was declared adopted by the Town Board of the Town of Ancram:

### **Habitat**

The committee met and discussed the Stiehle and the Tin Smith houses. It was concluded that the projects would cost \$500,000 more than usually spent by Habitat for housing, and at this time are not feasible projects. Habitat is still looking for an appropriate spot in Ancram and would prefer an empty lot.

### **Historic District**

The project has gone on to the State for approval. It will be voted on in July.

### **Pool Project**

Mr. Boice said that the project is going well. One side of the bath house is done and soon the electrician will be working and the floors will go down.

Mr. Bassin announced that Carl Jaimson will be the Town of Ancram summer intern at the County.

Clean up day was very successful this year.

The following resolution was offered by Councilman Thomas and seconded by Councilman Boice and moved for adoption. Resolution carried unanimously.

**Resolution #31 of 2016: Accept bids for culvert installations – Resolved,** that the Town Supervisor, working with the Culvert Committee and Ryan Biggs/Clark Davis, is authorized to accept proposals from qualified firms to install concrete culverts on Hall Hill and Pat's Roads.

A motion was made by Councilman Thomas and seconded by Councilman Boice to approve the following budget ammendment. Motion carried.

From 8010.11 to 8010.41 \$4,000.00

A motion was made by Councilman Thomas and seconded by Councilwoman Israel to approve the warrant. Motion carried.

A motion was made by Councilman Boice and seconded by Councilwoman Israel to pay the bills. Motion carried.

A motion was made by Councilman Thomas and seconded by Councilman Boice to adjourn the meeting. Motion carried.

Respectfully submitted by, Monica Cleveland, Ancram Town Clerk