Summary of Points from 17 December 2014 memo to Town Board

Ancram's 1994 Land Subdivision Regulations consisted of three parts plus two appendices.

Part I was Subdivision Regulations;

Part II was Subdivision Design and Construction Standards;

Part III was Approved Materials for Subdivision Construction.

Appendix A was Town of Ancram Highway Specifications; Appendix B was Forms.

Re: the 1994 Regulations—Nan pointed out, and the SRRC agreed, that Part II (Subdivision Design and Construction Materials), Part III (Approved Materials for Subdivision Construction, and Appendix A (Highway Specifications) may be useful, but they do not properly belong in subdivision regulations as they deal with facilities, rather than with land. Furthermore, Parts II, III, and Appendix A are highly technical and deal with everything from pipe sizes to specifications for concrete and to gravel/crushed stone sub-bases for roads. These technical specifications have not been reviewed during the past twenty years. It is likely that some have been superseded or incorporated in New York State or Federal laws or engineering guidelines. It also is probable that road standards have changed over time, and that standards in the 1994 rules are over-engineered for rural residential roads in Ancram.

The SRRC agreed with Nan that Part II, Part III, and Appendix A of the 1994 Regulations should be excised from the subdivision regulations and moved into a separate law, manual, or other publication. As prelude to that move, these elements should be reviewed for currency and completeness by a qualified professional engineer and/or others with appropriate expertise.

However, until that review, revision, adoption, and publication can occur, the SRRC concluded that there is benefit in keeping 1994 text "on the books" as part of the 2014 proposal. Even if the standards in Part II, Part III, and Appendix A may not be wholly current, the text does provide information that the Planning Board, Building Department, and Highway Superintendent can refer to when considering projects. Accordingly, language from Parts II and III, and illustrations, was left "as is" in the 2014 proposal, with only minor edits.

On 19 February 2015, the **Town Board adopted Local Law #1 of 2015**, which **contained two components:**

First are the **Land Subdivision Regulations** (the updated version of what had been Part I of the 1994 Regulations).

The second component is **Subdivision and Highway Construction Standards** (which had been Part II, Part III, and Appendix A in the 1994 Regulations).

The Town Board also authorized the SRRC to seek professional review of the second component (Subdivision and Highway Construction Standards) and subsequently configure those texts into a separate law(s), manual(s), or other appropriate publication(s) for review and adoption by the Town Board in 2015 or beyond.