

**Town of Ancram
Comprehensive Plan Committee Meeting
March 23, 2009
Revised**

Members Present: Art Bassin, Barry Chase, Bonnie Hundt, Don MacLean, Jim Miller
Leah Wilcox

Members Absent: Suzanne Bressler, Hugh Clark, Kyle Lougheed

1. Prior Minutes -- Minutes of the 3/16 meeting were reviewed and approved subject to two suggested revisions received from Mr. Lougheed via email.

2. Hamlet Boundaries – The Committee continued its review and discussion of possible changes to hamlet boundaries and zoning. The alternatives under consideration included:

- a) keeping the overall hamlet boundaries intact but making minor changes to follow parcel property line boundaries;
- b) reducing hamlet boundaries to concentrate hamlet-type development in a smaller area;
- c) expanding hamlet boundaries to provide more opportunities for affordable housing;
- d) expanding the commercial zones;
- e) maintaining the existing 1 and 2 acre zoning districts in the hamlets;
- f) establishing a uniform 1 acre or ½ acre lot size in all the hamlets;
- g) establishing certain areas in the hamlets which would allow be ½ acre lots.

The Committee discussed the survey results related to housing, lot sizes and the commercial areas in the hamlets, which can be summarized as follows:

- a) most people wanted to keep things as they now were;
- b) most people did not see a need to either increase or decrease lot sizes;
- c) most people wanted the pace of new home development over the next 15 years to be about the same as over the last 15 years -- about 15 new homes per year;
- d) most people wanted more affordable housing; and
- e) most people wanted larger commercial zones in the hamlets.

The Committee tentatively concluded:

a) to keep the overall boundaries of the hamlets intact; the Committee noted that there were agricultural parcels past the Four Roses development at the Poole's Hill Road hamlet boundary and at the southern CR7 hamlet boundary in Ancram which should be considered for reclassification and inclusion in the Agricultural zone, where average lot size zoning could help preserve the agricultural integrity of the parcels while still allowing development;

b) to expand the commercial district in Ancram by between ¼ mile and ½ mile from the 82/7 intersection in Ancram along CR 7 and south along Route 82 and by about 300 yards north on 82. In Ancramdale, the expanded commercial district should extend from the 82/8/3 intersection to Maple Lane. The expanded commercial districts in each hamlet should be called Business/Residential districts, and should be one parcel wide on each side of the road;

c) to provide for ½ acre lots in the new Business/Residential districts and support mix-use commercial/residential structures;

d) to establish separate zoning districts for densely developed areas in the Agricultural zone (like Carson Rd, Lower Rhoda, Four Roses Road, etc) which should have set back and other requirements comparable to the hamlet;

e) to maintain the I (Industrial), R-1 (2 acre) and R-2 (1 acre) zones as they now are except where they are replaced by the ½ acre expanded Business/Residential zones in Ancram and Ancramdale; and

f) to review parcel line boundaries to determine where the hamlet boundaries should be and where the boundaries of the new Business/Residential districts should be, and make appropriate adjustments for exceptional situations.

The Committee agreed to review these decisions again at the 3/30 meeting before finalizing them.

3. Protecting Existing Open Space Views – The Committee discussed the challenges involved in trying to protect the views of existing homeowners from new development. The Plan already requires new development to visually buffer itself from existing neighbors, but does not deal with protecting distant “shared views”. Ms. Bressler will try to develop some language for the Committee to consider.

4. Draft 16 Detailed Strategies & Priorities – The Committee reviewed Draft 16 of the Detailed Strategies, and the prioritization of strategies, and will review this again next week to revise the priorities as necessary.

5. 100 to 150 Foot Wetland Buffers – The Committee discussed the need to modify the proposed 100 foot minimum buffer around water, wetlands, streams and environmentally

and hydrogeologically sensitive areas to allow the Planning Board to adjust these buffers up to 150 feet based on the slope, type of terrain and soils adjacent to the buffered areas.

6. Implementation Plans – The Committee reviewed the Implementation Plan. Mr. Bassin indicated he would try to tailor it more to Ancram, and the Committee could review it again next week.

7. Scenic Corridor Overlay Zone – The Committee reviewed Ms. Stolzenburg’s concerns that the Plan expands commercial activities in the Scenic Corridor Overlay Zone more aggressively than was intended in the overlay zone. The Committee concluded the expansion of commercial activities supported by the Comp Plan was consistent with the intent of the Scenic Corridor Overlay Zone.

8. Town Agency Discretion – The Committee agreed with Ms. Stolzenburg’s suggestion to modify section 9.2 of the Detailed Strategies to state that any waivers granted by the Planning Board, ZBA or Town Board must not prevent or circumvent the intent or purpose of the Comp Plan or Town law.

9. Town Board Workshop – Mr. Miller said he was trying to set up in late April a Town Board-Comp Plan Committee joint meeting to be held as a “workshop” to respond to any Town Board and community questions about the Draft Plan.

10. Timetable to Completion – The Committee decided to hold a public hearing on Saturday, April 25, from 9:30 AM to 12 noon. The Committee decided send out a one page invitation to all Ancram families encouraging them to attend the public hearing and outlining the major changes to the Plan that have been made since the January 20 mailings and the February workshops. The Committee also decided to formally present the Draft Comp Plan to the Town Board at the May Town Board Meeting.

The next meeting will be Monday, 3/30 at 7 PM.

The meeting adjourned at 8:20 PM.