

**Town of Ancram  
Town Board  
Regular Meeting  
May 15, 2014**

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

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

Mr. Bassin introduced the Superintendent of Pine Plains Schools, Martin Handler, who was going to talk about the school board vote. Mr. Handler stated that he is a resident of the Town of Ancram since July 1, 2013. He spoke on 5 points.

1. The budget for the 2014/2015 school year. He stated that the budget is going up 0%. He stated that he is looking to tighten the budget. The school is losing enrollment, down 30% in 5 years. He said the school is cutting back on staff and is eliminating positions in the district office. The Middle School students will be getting tablets next year, with text books on them.
2. The school is replacing 4 buses, 2 large and 2 small. Dr. Handler stated that a bus has about a 10 year lifespan, the main issue being rust. They are inspected twice a year and the school tries to get 200,000 miles out of each bus.
3. There will be a vote on a new bus garage. The current garage was built in 1950. OSHA stated that it was not safe for workers anymore due to the open pits and no lifts. The DEC does not like that the school washes the busses outside with the road treatments going into the ground water. The school is proposing a small facility in the corner of the old football field near the coffee factory. This project will have to be bid and at this point will cost an estimated \$3 million. The structure will be 3 bays, one of them a wash bay. The money for the building of the structure will come out of reserved funds.
4. The fourth vote will be on the capital reserve fund. There is a legal expiration and the school has to establish a new reserve. At this time in the reserve is \$2.3 million.
5. There will be a vote to elect 2 board seats.

Mr. Handler asked if there were any questions. Jack Seiber asked how the fund balance got so big. Dr. Handler stated that was made up of funds that were budgeted but not needed or used.

Mr. Ron Brant asked if the bus garage would be taking recreation area. Dr. Handler stated that some would be taken.

Councilman Miller asked about the bussing situation with the Cold Spring School. Dr. Handler stated that the board has looked at both options of keeping the school open or closing it. Dr. Handler stated that there are several reasons for keeping Cold Spring open, the largest being the fact that Seymour Smith is three stories, with the library on the third floor. The board has brought in a transportation consultant who has rerouted the bus routes and Dr. Handler is confident that the bus runs will be much shorter next year.

Mr. Bassin thanked Dr. Handler for the presentation.

A motion was made by Councilman Miller and seconded by Councilman Thomas to accept the minutes of the April 17, 2014 meeting as read and placed on record. Motion carried.

## Supervisors Report

### Town Issues

1. **Financial Report** - We ended April with \$1,293,000 in the bank, and pretty much on target through April in terms of revenues and expenses against plan. Barring any unexpected surprises, we should end the year with between \$750,000 and 800,000 in the bank, which will be slightly better than where we were at year end 2013.
2. **No burning** - The annual outdoor burning ban continues in effect to May 15.
3. **Proposed Ridgeline and Steep Slope Regs** – Public hearing at 6.30 pm on 5/15. We will consider the proposed ridgeline and steep slope law for adoption at the 5/15 meeting.
4. **Grievance Day** is Tuesday May 27, 10 to 12 and 6 to 8.
5. **Hazardous waste cleanup** is June 7, 8.30-12.30 at the County Solid Waste Facility in Greenport on Route 23.
6. **Heritage Resources Plan Draft** will be presented by Scott Newman to the TB & Community later in the summer once we have more detail on the status of our historic district application.
7. **Natural Resource Plan Draft** is done, and on the website. CAC plans to present it to the TB & Community later in the summer.
8. **Grant Applications** – Gerry Fultz is soliciting grant applications proposals so we can prioritize our grant funding research.

### County Issues

1. **Airport** – FAA meeting
2. **Pine Haven** – Presentation May 28
3. **Financial Condition** – Moody's

### Fire Chief

Chief Boice stated that the Central Hudson meeting was well attended and that they may host another one. The Burn Ban is over. The Memorial Day parade will be here in Ancram on the 26<sup>th</sup>.

### Ethics Board

The ethics board had a complaint on concerns surrounding the proposed Ridgeline Law. The Ethics board has given the Town Board a copy of the request with the notes thus far. They will have a recommendation at the next town board meeting. Mr. Lindsey stated that the board members need to remember that confidentiality is important when concerning the Ethics Board and that they need to keep this in mind when dealing with Ethics matters. Mr. Lindsey stated that member Linda Pulver has recused herself from the matter as she does not feel she could be impartial due to her husband being previously vocal on the subject.

### Town Audit

FAC Member Jack Seiber reported that the committee had met twice in April and May, including six members and Town Board member Madeline Israel. The committee reviewed transactions, cash journals and statements. The committee feels confident with the books. Mr. Gerry Fultz stated that there are so many checks and balances in the system, there is much confidence in the financial control process by the Committee. Councilwoman Israel gave a

thank you to the FAC for all of their hard work and she expressed gratitude for the dedication of these volunteers. She said that Ancram is very lucky to have them.

Mr. Bassin stated that the Sheriff's department is keeping an eye on the ongoing break-ins.

Mr. Ken Leggett, town assessor, reported a 110% equalization rate. Mr. Bassin stated that values have fallen since 2013 faster than Mr. Leggett has adjusted them. Mr. Leggett is going to go over all of this with the County and State to determine how to revalue properties to move closer to a 100% equalization rate. Grievance Day will be held on May 27<sup>th</sup>.

Mrs. Donna Hoyt asked about the Central Hudson meeting. She said that she had heard that the district was taxed 6% more because of infrastructure problems. Mr. Bassin said he had not heard that.

### **Town Board**

Mr. Clark thanked the highway department and volunteers for a successful community clean-up day. Mr. MacArthur stated that the town collected an entire workbench of food for the food pantry.

Mrs. Israel stated that she had been contacted about a bicycle event called "The RoeJan Ramble" where the proceeds will go to the Rail Trail. It will be in September and she asked for support for it from the town board. Mr. Bassin asked that she bring back more information. She said she would.

### **Highway Department**

Mr. MacArthur stated that he has a broken grader. There is a hole in the transmission due to a rock hitting it while in use. The machine is old and is becoming hard to find replacement parts. He has a lead on a transmission in Kansas for \$28,000.00. In the meantime, the company fixing the grader is loaning one to the town.

### **Court**

Mr. Wilcox stated that Ruth Wittlinger is working to get the Court audit together.

### **Communications**

The committee has looked at some preliminary town sign designs. The process is moving forward.

### **Ag Committee**

There will be no farm tour this year.

### **Heritage Committee**

The committee continues to look at priorities for grant applications. At the June or July meeting, Scott Newman will update the town on the Historic District.

### **Animal Control**

Picked up one dog this month.

### **Neighbors Helping Neighbors**

Mr. Lindsey stated that the group has been doing weekly food deliveries to families with the help of Hanneford. This summer they ask that anyone who has extra fresh vegetables, to please call him or a group member.

### **Kids Camp**

There have been \$750 in donations thus far.

### **Unsafe buildings law**

Mr. Bassin stated that he had given a copy of the unsafe building law from Chatham. The burden to implement the unsafe building law will fall on the Building Inspector. Mr. Bassin asked for the opinions of the town board members. Mr. Thomas stated that he is not sure yet. Mr. Miller feels the board needs to study this issue hard. Mrs. Israel felt that the public should be remembered in this. Mr. Clark stated that this is in the comprehensive plan and that it needs consideration. Mr. Miller said that there best not be any selective enforcement. The Town Board asked the Building Inspector come and speak at a Board Meeting on this.

Mr. Jack Lindsey announced that the APG has begun to go through the Steele house and that some of these items that are not wanted by Mr. Steele will go to the town historian or the APG tag sale. Mr. Lindsey stated that the APG will take any help on the project.

### **Grants**

Mr. Flutz said that the following are possible projects to solicit grants for: refurbishment of cemeteries, assist the APG with moving the Steele House back from the road. With the historical district, the Stiehle house may still get historic status even if moved.

### **Puppy Mill Law**

Anne Rader said she would like the town to consider a "puppy mill" law. She will research this.

### **CAC**

The CAC sent out the Natural Resources Plan three days prior. They will take May and June to get feedback before they finalize the Plan. It can be seen on the Town Website. They will have a public meeting to introduce the document.

### **SOERA (for Ridgeline)**

Bonnie Hundt questioned the wording about the Planning Board adjusting the ridgeline map. Mr. Clark stated that if the Planning Board finds that the ridge does not match up with the map, then the Planning Board will have the authority to change it.

The following resolution was offered by Councilman Thomas and seconded by Councilman Miller and moved for adoption with a roll call vote. Motion Carried unanimously.

### **Resolution #7 of 2014: AMENDED NEGATIVE DECLARATION – Ridgeline and Steep Slope Protection**

**Amending original TYPE I ACTION Negative Declaration related to – Adoption of new Section IV: Area and Bulk Regulations (clarifying the minimum lot area per dwelling requirements, density calculations, allocation of allowable density over time, and monitoring lot splits), Section V: Supplemental Regulations (those applicable to all uses), Section V J (10): Standards for Specific Uses Allowed by SUP, and Section XII: Definitions.**

[Original Negative Declaration January 17, 2013:](#)

[AMENDED Date: May 15, 2014](#)

**WHEREAS**, the Town Board of the Town of Ancram (“Town Board”) duly appointed a Zoning Revisions Committee to implement, in part, the Town Comprehensive Plan through zoning ordinance amendments; and

**WHEREAS**, the Zoning Revisions Committee developed a set of proposed amendments to address supplemental zoning requirements, density, standards for specific uses allowed by SUP and definitions, and subsequently submitted them to the Town Board as a package entitled “Package 4”; and

**WHEREAS** Package 4 included sub-section V(H) Ridgeline Protection, and

**WHEREAS** the Town Board submitted the proposed Zoning Ordinance amendments (Package 4, including sub-section V(H) Ridgeline Protection) to the Columbia County Planning Board as required by NYS General Municipal Law 239-m and received comments back from them within the allowed 30 day review period, and

**WHEREAS**, the County Planning Board reviewed the proposed zoning changes pursuant to GML 239, determined that there were no significant county-wide issues, and approved the amendments included in Package 4 but made several suggestions related to Section V (H) Ridgeline Protection; and

**WHEREAS**, the Town Board held a public hearing on these zoning amendments, and

**WHEREAS**, the Town Board declared itself Lead Agency and conducted an environmental assessment according to SEQRA, 6 NYCRR Part 617; and

**WHEREAS**, the Town Board, after declaring themselves lead agency on December 20, 2012 and in consideration of the Full Environmental Assessment Form Part I and Part II on January 17, 2013, found that the proposed amendments would benefit the environment when future development occurs and would not cause significant adverse impacts; and

**WHEREAS**, such SEQRA determination included the discussion, review, and analysis of potential significant environmental impacts related to the proposed ridgeline development standards; and

**WHEREAS**, the Town Board on February 21, 2013 adopted Package 4 zoning amendments with the exception of Section V (H) Ridgeline Protections so as to incorporate such suggestions offered by the County Planning Board and to address issues raised by the public related to such section; and

**WHEREAS**, the Town Board asked the ZRC to incorporate suggestions made by the County Planning Board and address concerns raised by the public; and

**WHEREAS**, the Town Board, with assistance from the ZRC, conducted a comprehensive analysis and identification of ridgelines and application of the standards of sub-section V(H) was revised, and subsequent public hearings were held on the revised ridgeline protection section (See Addendum 1 for summary of these changes); and

**WHEREAS**, the Town Board has reviewed the revised sub-section V(H) and the previously adopted negative declaration and concluded the following:

- a. The planning process that was conducted to identify important ridgelines and steep slopes in the Town of Ancram was comprehensive and rigorous. It included determination of criteria that define scenic areas of importance in Ancram (specific areas that are over 800' in elevation, on slopes exceeding 15%, are visible from more than 4 miles of public road in Ancram, and on parcels 3.5 acres or larger (the size of a buildable lot in Ancram)). The process also included GIS analysis, significant public input, and field survey work done by the ZRC. These areas are identified on the ridgeline/steep slope protection overlay district (R/SSPOD) map. The Town Board concludes that the process and resulting map appropriately defines areas of importance for application of the ridgeline and steep slope standards.
- b. The revised zoning requires application of ridgeline/steep slope standards to all major subdivisions in Ancram. This is consistent with the adopted Comprehensive Plan. Mandatory application of these standards to major subdivisions will serve to minimize potential adverse impacts on the environment for these larger developments. Together with mandatory open space design whereby 60% of a parcel must be preserved, the Town of Ancram concludes that adoption of the ridgeline/steep slope development standards for major subdivisions will offer significantly more protection to the environment and will not result in any adverse impact.
- c. The ridgeline/steep slope development standards allow for flexibility of building location within an R/SSPOD, while concentrating on ensuring the continuity of forest canopies, retaining indigenous vegetation, screening the structure, and minimizing visibility from publicly accessible locations. Such measures implement Comp Plan Detailed Strategies 2.10 and 2.11 and directly contribute to attaining the objectives of Goal 1, Goal 2, and the Community's Vision that Ancram protects important scenic views. In addition, these provisions aid storm water and erosion management, as well as preserving wildlife habitat. The Town of Ancram concludes that adoption of the ridgeline/steep slope development standards themselves will not have any adverse environmental impact and when applied to major subdivision development, will mitigate or avoid adverse impacts to those critical areas in Town.
- d. The ridgeline/steep slope development standards are not required, but encouraged to be followed, for minor subdivision development, and all other development in Town such as building of single or two-family homes, as per the adopted

Comprehensive Plan. To further encourage use of the ridgeline/steep slope standards for those types of developments, the Town will be developing a guidance brochure to be handed out with all building permits. Further, all minor subdivisions are required to be reviewed and approved by the Town of Ancram Planning Board. Some single/two-family construction is subject to the Abbreviated Site Plan Review by the Planning Board. Thus, while application of the ridgeline/steep slope standards is voluntary for minor subdivisions and single/two-family dwellings, the Planning Board retains its authority to review and minimize impacts to the environment pursuant to the Town of Ancram Subdivision Regulations and the Site Plan Review section.

Ancram's Land Subdivision Regulations (Declaration of Policy) explicitly states that a purpose of those regulations is to "...adequately protect soils, water, air, natural vegetation and other natural resources; that proper provision shall be made for drainage, water supply, sewerage and other needed improvements, that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties..." Further, the Subdivision Regulations (Section 4 (E)) direct that the Planning Board shall, wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large trees or groves, water courses and falls, beaches, historic spots, *vistas and similar irreplaceable assets* (emphasis added). Thus, Ancram recognizes that lack of mandatory application of the ridgeline/steep slope development standards to minor subdivisions may not be as directly protecting of the environment as with major subdivisions, but that they have authorized the Planning Board to ensure the Town's vistas and similar irreplaceable assets are protected to the maximum extent feasible. The provision of ridgeline/steep slope development guidance documents for minor subdivisions and single/two family dwellings will aid in attaining that goal.

**WHEREAS**, the Town Board desires to amend the negative declaration made on January 17, 2013 so that it accurately reflects the above discussion and conclusions of the potential impact the revised Section V (H) Ridgeline and Steep Slope Protection would have on the environment.

**NOW THEREFORE BE IT RESOLVED**, that for the reasons articulated above, the Town of Ancram Town Board hereby declares that adoption of the updated Section V (H) Ridgeline and Steep Slope Protection described herein, which was subject to a previous SEQRA review and negative declaration of non-significance, is reaffirmed and that adoption of such zoning will not have any significant adverse environmental impacts; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes filing of an amended negative declaration (attached hereto), according to SEQRA, 6 NYCRR Part 617(7)(e); and

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

### **Addenda 1 (Summary of Changes Made to Originally Proposed Section V (H) Ridgeline Protection Subject to SEQRA**

Based on public feedback, Town Board guidance, research, and extensive deliberation about various scenarios and effects, the application and standards of Section V(H) have been revised. Following is a summary of those changes:

The original text did not state the intent of the ridgeline protection measures, nor did it state what those measures do not prohibit.

Section H1 now clearly states the intent of these supplemental regulations, focuses on minimizing visual impacts on designated ridgelines and steep slopes, directly links to Comp Plan vision and goals, and explicitly states that principal and accessory structures are permitted on parcels containing designated ridgelines and steep slopes. Equally important, this subsection overtly states that the Town does not intend to render any lot unbuildable, cites the Planning Board's waiver authority, and underscores the desired balance between development and protective measures.

Application of the ridgeline/steep slope development standards is mandatory for all major subdivisions and encouraged for minor and single/two family construction.

The original text called for rooflines to be at least 35' below the ridgeline, or not more than 500' horizontally from the ridgeline if the 35' vertical distance could not be met. This requirement has been deleted.

Subsection H5e now states that "the top of the structure's roof shall not be higher than the designated ridgeline unless the structure is screened by existing vegetation when viewed from publicly accessible locations...." This revision and other parts of subsection H5 emphasize the focus repeatedly cited in the Comp Plan vision and goals—protect scenic views by minimizing visual disturbance. This amendment does enable a structure to be built astride a designated ridgeline, but only if that structure is screened by existing trees and vegetation when viewed from publicly accessible locations, such as roads or parks. The focus becomes not the structure, but whether the structure is obtrusive when viewed from public sites. Moreover, the tree canopy of forested ridgelines/steep slopes must be retained to the maximum extent possible. This revision also provides neighborhood consistency as it coincides with Gallatin's law, and is similar to laws in Hillsdale and Austerlitz.

The amendment also provides guidance at subsection H5h if the designated ridgeline is open fields or scrub growth, rather than forested. The emphasis is on blending with that landscape to be as unobtrusive as possible.

When deliberating about height below, at, or above the ridgeline, the ZRC envisioned varied scenarios of structure placement, visual obtrusiveness, and operational ease for both landowner/applicant and Planning Board. From that analysis, the ZRC opted for another feature found in Gallatin's law, and in those of other neighbors. Now included is a ridgeline/steep slope protection overlay district, comprising those locations deemed to be important ridgeline/steep slope areas that contribute to the aesthetic character of Ancram. Such a concept achieves visual protection goals, aids both applicant and Planning Board by designating where protective measures do and do not apply, and accommodates any modest imprecision in determining the exact position of the ridgeline itself.

If a landowner/applicant believes that the map does not coincide with reality and that distinction affects the siting of a structure or building envelope, subsection H4 now provides an approach for substantiating that belief, and authorizes the Planning Board to render a decision and to officially adjust the map. In addition, three other waivers are authorized: If the project is not visible from publicly accessible locations; if a site visit by the Planning Board verifies that R/SSPOD intent and standards are met; and if the lot becomes unbuildable due to R/SSPOD development standards.

Recommended text at subsection H5i now addresses four devices that are likely to project above a roofline: chimneys, satellite dishes, antennas, and cupolas. The concept is similar to regulations in Hillsdale and Amenia. As the most potentially obtrusive of these devices, cupolas receive special attention.

While analyzing the pros and cons of various options, the ZRC considered the possibility that someone might not play by the rules. To promote awareness and thereby prevent unauthorized removal of screening trees and vegetation during and after development, subsection H6 addresses remediation for unapproved cutting.

617.21

Appendix F

State Environmental Quality Review

**AMENDED NEGATIVE DECLARATION**

Notice of Determination of Non-Significance

Date: May 15, 2014

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Ancram, as lead agency, has determined that the adoption of Section V (H) Ridgeline Protection was previously included in a SEQRA review and determined on January 17, 2013 that there would not be any significant adverse environmental impacts related to such adoption. Because Section V(H) was revised, the Town Board has re-evaluated



has determined that no negative impacts will occur as a result of the adoption of the updated Town of Ancram Zoning Ordinance Section V(H). The Town Board finds that adoption of this section of the Zoning Ordinance is consistent with the Town's adopted Comprehensive plan, promotes land uses which are consistent with the Town's goals and the environment, and establishes a careful review and approval process for all land uses that incorporates environmental protection to a high degree.

After reviewing the proposed zoning amendment and evaluating the scale and context, duration and magnitude of potential impacts that may result as a result of this action, the Town Board finds that the proposed zoning amendment:

1. Provides flexibility about location for ridgeline and steep slope development while concentrating on maintaining the continuity of forest canopies, retaining indigenous vegetation, screening the structure, and minimizing its visibility from publicly accessible locations.
2. Is similar to ridgeline protection measures already adopted by neighboring towns and thus provides continuity since ridgeline environments cross municipal boundaries.
3. Implements Comprehensive Plan Detailed Strategies 2.10 and 2.11 and directly contributes to attaining the objectives of Goal 1, Goal 2, and the Community's Vision which states the Town's policy to protect our important scenic views.
4. Aids storm water and erosion management, as well as preserves wildlife habitat found on sensitive ridgelines and steep slope locations.
5. Requires careful placement, blending, and screening of new structures within a major subdivision to protect steep slope and ridgeline locations important in contributing to Ancram's community character.
6. Provides development standards that are more protective of this environmental feature than currently exists.

The following resolution was offered by Councilman Miller and seconded by Councilman Thomas and moved for a roll call vote. Motion carried unanimously.

#### **Resolution #7 of 2014: Amendment to the Minutes of February 21, 2013**

Whereas the Ancram Town Board unanimously adopted the following Resolution at the February 21, 2013 Town Board meeting, and whereas the following adopted Resolution was inadvertently left out of the minutes of the February 21, 2013 Town Board meeting, therefore it is resolved to amend the February 21, 2013 minutes by including and incorporating into those minutes the following adopted resolution:

In the Matter of the Adoption of the Town of Ancram Zoning Law Amendments Package 4, excluding Supplemental Regulation 5H (ridgeline protection):

WHEREAS, the Town of Ancram adopted a Comprehensive Plan, which is a statutorily recognized instrument under Town Law §272-a for the immediate and long-range protection, enhancement, growth and development in a Town; and

WHEREAS, The Town of Ancram Comprehensive Plan encourages the Town to improve its zoning ordinance to be more effective and efficient; and

WHEREAS, the Town of Ancram Town Board, created the Ancram Zoning Revisions Committee to draft changes to the Ancram Zoning Ordinance as recommended in the Town of Ancram Comprehensive Plan; and

WHEREAS, the Ancram Zoning Revisions Committee after careful review, prepared these draft amendments to the Zoning Ordinance in accordance with the adopted Town of Ancram Comprehensive Plan with the assistance of a professional planner and attorney; and

WHEREAS, the Town Board has reviewed the draft amendments in Package 4 and submitted them to the Town of Ancram Planning Board, Zoning Board of Appeals, and Conservation Advisory Council for advisory opinions, and conducted a public hearing thereon; and

WHEREAS, the Town Board of the Town of Ancram has caused to be prepared a Long Environmental Assessment Form (EAF) pursuant to the mandates of the State Environmental Quality Review Act (ECL Article 8 and 6 NYCRR Part 617); and

WHEREAS, the Town Board has duly considered the contents of the EAF and completed Parts 1 and 2 thereof; and

WHEREAS, the Town Board has identified the relevant areas of environmental inquiry and taken a hard look at them; and

WHEREAS, the Town Board has issued a negative declaration under SEQRA thereby complying with the mandates of the State Environmental Quality Review Act; and

WHEREAS, the Town Board has completed requirements of NYS General Municipal Law 239-m by forwarding a copy of the draft plan to the Columbia County Planning Department and waiting 30 days for their response.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE  
TOWN BOARD OF ANCRAM, COLUMBIA COUNTY, NEW YORK:

THAT THE Town Board of the Town of Ancram hereby adopts Package 4, excluding Supplemental Regulation 5 H (ridgeline protection), of the Town of Ancram amendments to the Zoning Ordinance; and

THAT THE Town Board shall enter these amendments into the minutes of the Town Board and shall publish a summary or abstract of these amendments once in the official newspaper of the Town; and

THAT THE Town Board instructs the Town Clerk of the Town of Ancram to maintain a file in her office in the Town Hall to contain all parts of these amendments; and

THAT THE Town Board ensure that all parts of these amendments be posted on the Town's website; and

THAT THE Town Board cause affidavits of the publication and posting of the amendments be filed with the Town Clerk.

The following budget adjustment was offered by Councilwoman Israel and seconded by Councilman Clark and moved for adoption. Motion carried.:

From zoning 8010.2 \$2,000 and Fund Balance \$8,000, to 8010.41 \$1,000, 8010.42 \$1,000 and 8020.4CAC \$8,000.00.

Donna Hoyt stated that the Central Hudson street light by the mill is out. Mr. Bassin will make a call.

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

A motion was made by Councilwoman Israel and seconded by Councilman Miller to adjourn the meeting. Motion carried.

Respectfully submitted by,

Monica R. Cleveland  
Ancram Town Clerk