

“It’s so beautiful here!”

This is what most people say when they come to Ancram. In fact, it’s a main reason people buy property and move here.

Research leading to Ancram’s Comprehensive Plan, adopted in 2010, confirmed how much residents prize and wish to preserve our farming and farmland, our environment and natural resources, the quantity and quality of our water, our scenic views of open rolling fields fringed and topped with trees, and the historic rural character of the town.

And so, the mission of the Town has become: “Let’s keep Ancram the way it is, only better!”

Ancram’s Agricultural & Farmland Protection Plan (2011) and Natural Resources Conservation Plan (2014) clarify what we need to do to preserve our environment, and protect our farmland and scenic views.

Our new zoning, adopted 2012 to 2014, helps carry this out.

Ancram welcomes everyone who chooses to move here and enjoy our beautiful town, while we all recognize that development presents the biggest challenge to preserving it.

We urge all to follow the guidelines/standards outlined here to help protect our unique scenic beauty and rural character.

**Part of Ancram’s
“everything you
wanted to know
about...”**

Information Series

Keep for your reference.

Rev. February 2016

Contents

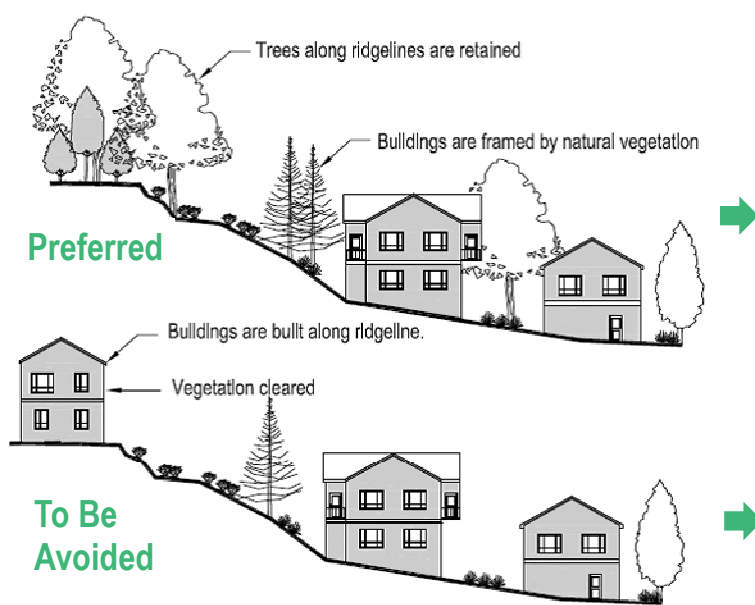
Goals	1
Guidelines	2
Illustration	2
Ridgeline/Steep Slope Protection Overlay District	3
Illustrations	4
Contact Information	4



B. Docktor

Guidelines/Standards help protect views and environment

1. Place structure along the edges of open fields, especially if woodland is adjacent. Design the site to help the new structure be visually absorbed by the natural landscape.
2. Plan road and driveways to minimize cut and fill, clearing of vegetation, and erosion.
3. Site the structure so the top of the roof is not higher than the ridgeline when viewed from publicly accessible locations.
4. Where an area is forested, maintain the continuity of the tree canopy when viewed from publicly accessible locations. Avoid clearing an area to an extent that causes a structure to be silhouetted against the skyline.
5. Where the area to be built upon is not forested, site the structure so that the top of the structure's roof is not higher than the ridgeline unless trees and shrubs are planted in a way that will effectively screen the proposed structure from view at publicly accessible locations.
6. Retain natural screening of the structure. Limit clearing of existing vegetation to the minimum necessary for the building envelope. Trees can be selectively cut or trimmed to open up view tunnels and view corridors from windows, doors, and decks/porches.



7. Use exterior colors for sides and roofs that blend with the natural environment of the surrounding land. Greens, browns, taupes, and other natural colors blend best. Whites or bright colors contrast with the landscape, will be highly visible, and should be avoided.
8. Use fully shielded light fixtures to direct light downwards instead of sideways and avoid exterior lighting that allows glare to extend beyond property boundaries.
9. Carefully consider the impact that cupolas, chimneys, satellite dishes, and antennas may have if they project above the roofline. These structures can be carefully designed in the same manner as the structure to maintain the tree-line, ridgeline, and scenic character of the location.

Ancram has open rolling hills, ridgelines, and slopes everywhere. It is important to preserve these beautiful panoramas throughout town.

- Their aesthetic value contributes to Ancram's unique scenic character.
 - Ridgeline landscapes can provide large contiguous wildlife habitats which many species depend upon for survival.
 - Careless development on steep slopes can decrease stability, cause erosion, increase storm water runoff, and fragment habitats.
- Unstable slopes can be created by tree removal, placement of fill, cutting slopes, or redirecting storm water to areas that can't handle it.
 - "Visual pollution" can occur when a building contrasts sharply with the rural landscape. This can easily happen when it's set off the road in a highly visible location, and is bulky, tall, or highly colored. On the other hand, this type of structure is very much in character with Ancram's historic hamlets and farms. These buildings are usually built quite close to the road and are often white or very colorful.

Ridgeline/ Steep Slope Protection Overlay District

Ancram has created this District (R/SSPOD) to preserve important scenic views on the highest, steepest, most visible land in town. See red on map below.

- over 800' elevation
- Slopes steeper than 15%
- visible from over 4 miles of town roads

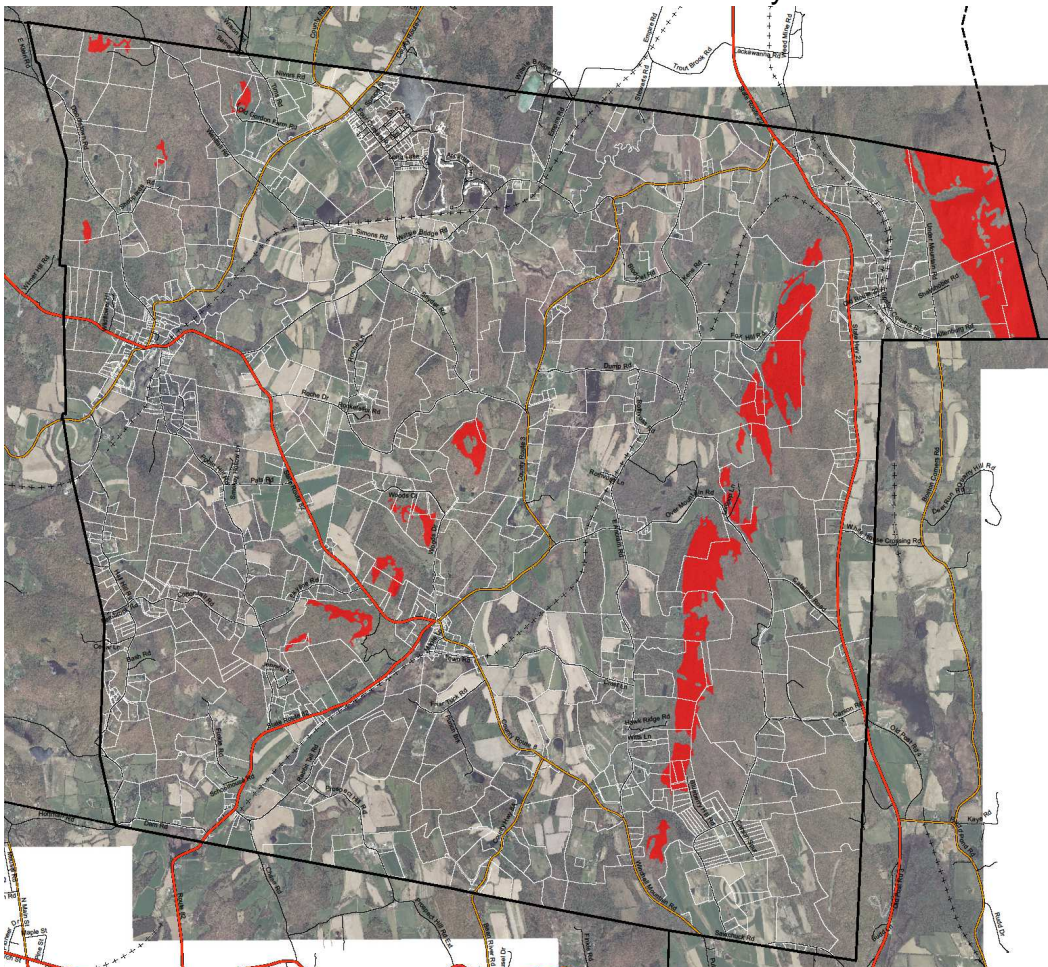
The District includes 1164 acres, 4.2% of Ancram's total 27,464. Sixty-nine of 1250 total parcels are included.

60% of the District already has some protection through conservation easements, designation as state forestland, or public conservation areas.

Ancram's goal is to preserve scenic views throughout Town. So, everyone is strongly encouraged to follow the building guidelines on page 2 to protect Ancram's scenic views, rural character, and environment.

For Major Subdivisions (over 4 lots): All construction in the R/SSPOD must meet these design and site standards.

*See Ancram Zoning
Article V
for more details*



Protecting Ancram's Scenic Views

for new construction throughout town

See Ancram Zoning Article V for more details

All Town Plans and Zoning Regulations are available on our website: www.townofancram.org

Ancram's Policy of Service to Homeowners and Contractors for Building, Planning & Zoning:

We will make your dealings with us easy and productive and our responses to you courteous and quick.

Please let us know how we are doing and how we can do better.



Three homes well situated on a steep slope below the ridgeline. But two stand out like sore thumbs! The third meets the color standard...find it?



This home is very successfully sited at the edge of a hay field well below the ridgeline. This yields gorgeous views to the homeowner while maintaining both the agricultural and scenic value. The natural wood siding, backed by the mature native trees, with a sizeable tree planted in front, all serve to minimize visual impacts on neighbors and visitors.

Ancram's Building Department has copies of Ancram's Zoning Laws, maps, and a helpful checklist to guide you. For more details, advice or guidance, and before starting a project, call or visit:

Ed Ferratto, Building Inspector, Zoning & Code Enforcement Officer

Marie McDermott, Clerk

Colleen Lutz, Clerk, Secretary Planning Board & Zoning Board of Appeals

Wednesday & Saturday, 10 a.m. to 12 noon

Building Department, Town Hall, 1416 County Route 7, Ancram, NY 12502

Phone: 518-329-6512, ext. 3

Email: BuildingDepartment@TownofAncram.org