

**Town of Ancram  
Community Development Block Grant Project Team Meeting  
April 15, 2009**

**Members Present:** Art Bassin, Libby McKee, Will Lutz

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The minutes of the 3/18 meeting were reviewed and approved.

**1. Community Development Strategic Plan** – Mr. Bassin commented that the next step in the CDBG planning process would be to develop a written “community development strategic plan” which was required for completing work on the CDBG grant, and which would summarize what the committee has done over the past 8 months, how the grant money has been used, and outline the issues, options and recommendations related to hamlet revitalization, affordable housing and economic development. Mr. Bassin indicated that Ms. Stolzenburg would prepare the needed data and analyses to support this document, and would assist in drafting the community development strategic plan in the areas of an affordable housing needs assessment and an economic analysis of the size of the Ancram labor force and the need currently and prospectively for new jobs in town. As part of the economic development planning process Mr. Bassin also noted that it might be helpful to do a comparative property tax assessment which would relate and compare Ancram’s population, number, value and type of taxable properties, town revenue and spending trends and total tax burden to nearby towns and state and county averages.

**2. Short Term Planning Priorities Development** – The Committee reviewed the “Short Term Plan” priorities identified last month, and set as important next steps the following items:

1. Fixing the 82/7 intersection with low cost solutions like a mirror, better signage, and carving back the retaining walls on the NW and SW corners of 82/7;
2. Developing grant applications to support the 82/7 intersection work and deal with the deteriorating buildings in the center of Ancram
3. Developing a set of brochures promoting Ancram’s
  - historic places (houses, cemeteries)
  - house and garden tours
  - farms and farm tours
  - businesses
  - events and activities
  - outdoor recreational opportunities
  - cultural and art opportunities

**3. Grant Applications and Other Support** – Mr. Bassin noted that the next round of CDBG technical assistance planning grants were due in November 2009, and the next round of the CDBG construction and renovation grants were due in April 2010. Mr.

Lutz suggested that in addition to grant money, the Town should encourage local businesses to contribute financially to the town's efforts to revitalize the center of Ancram.

**4. Follow ups** – Mr. Lutz will attempt to find out who owns the house with the stairs on the NW corner of 82. Ms. McKee will contact the regional DOT rep to determine how to go about securing DOT and County support for carving back the retaining walls at the 82/7 corner and other intersection improvements; Mr. Bassin will develop a draft of an economic development plan based on the Committee's work over the last 6 months; Ms. McKee will keep in contact with the County tourism office to make sure Ancram is mentioned in the next County brochure.

**5. ½ acre or ¼ acre lots** — The Committee discussed the proposed ½ acre zoning in the business/residential district and considered the possibility that ¼ acre lots, if water and septic were available and BOH approval could be secured, may be more attractive to small businesses than the ½ acre lots.

**6. Next Meeting** – The next CDBG meeting will be on Wednesday, May 20 at 7 PM.

The meeting adjourned at 8.15 p.m.