

**Town of Ancram
Comprehensive Plan Committee Meeting
January 26, 2009**

Comp Plan Members Present: Art Bassin, Barry Chase, Suzanne Bressler, Hugh Clark, Jim Miller, Kyle Lougheed, Leah Wilcox

Absent: Don MacLean, Bonnie Hundt

Others Present: Sheila Clark, Lucy Hayden

The Comp Plan meeting was called to order by Chair Art Bassin at 7 PM. The minutes of the 1/19 meeting were approved as written.

1. Lucy Hayden – Lucy Hayden, head of the Winnakee Land Trust in Rhinebeck and a resident of Ancram, offered the Committee some observations on the protection of open space based on the experiences she has had and has observed in Dutchess County, where using open space development strategies has been going on for the last 30 years. The “lessons learned” which were identified by Ms. Hayden included:

- it was important to clarify the ownership and stewardship of the open space lands;
- ownership and stewardship of open space lands as part of a development could be in the hands of private individuals, homeowners’ associations or land trusts, and could either be done by deed restriction, formal conservation easements or by town control of the future rights to build additional lots on open space parcels;
- to insure permanent protection of the open space created as part of an open space development, Ms. Hayden suggested a formal conservation easement may be the only reliable way to keep the open space out of development in the future, if zoning were changed in ways to permit development on the original open space portion of previously protected parcels;
- it was important to not require conservation easements in zoning – doing so could prevent property owners from getting a tax benefit for establishing a conservation easement on their lands which become the open space in an open space development;
- in Red Hook there is a 2% transfer tax on property sales, and the funds are used to purchase development rights and protect farmlands;
- a large group of farmers in Northern Dutchess County has banded together to stimulate a coordinated effort to protect farmland by selling development rights;
- if a homeowners’ association owns the open space involved in a cluster development and goes out of business, it is important to find some way to have the open space land managed by some other party, and this effort may require

offering some incremental development rights to make the open space attractive to new owners;

Ms. Hayden volunteered to assist the Committee with open space issues in the future, any way she could. The Committee thanked Ms. Hayden for her contribution.

2. February Strategy Workshops – The Committee reviewed and finalized the format and content of the planned Strategy Workshops, which will be held from 7 to 9.30 PM on Mondays, February 2 and 9, and from 9.30 AM to 12 noon on Saturdays, February 7 and 14. The Committee reviewed Ms. Stolzenburg’s presentation and discussed having information available on the composition of the 434 respondents to the Survey which would show how broadly representative the survey was.

3. Comp Plan Strategy Feedback – Mr. Bassin indicated he would communicate the Committee’s detailed responses to the Town Board prior to the 2/2 Workshop.

4. Open Issues – The Committee discussed the need to develop recommendations for the revised boundaries of the hamlets and the commercial zones in the hamlets. These recommendations will be finalized after the Workshops.

5. Comp Plan Introduction/What We Learned – The Committee reviewed and approved Ms. Stolzenburg’s draft for the Comp Plan Introduction.

6. Synthesis Plan B – The Committee reviewed the revised Ancram Town Center proposal from Synthesis which leaves the Fire House where it is. This design does not allow a material improvement to the 82/7 intersection, but is a possible first step in a longer term plan to redesign the center of Ancram.

7. Ethical Conduct Law – Supervisor Dias joined the Committee and distributed the 1970 Ethical Conduct Law and asked all Committee Members to read it and be guided by it. Mr. Bassin has copies for Ms. Hundt and Mr. MacLean.

8. Next Meetings: The next Comp Plan meetings will be Strategy Workshops on 2/2, 2/7, 2/9 and 2/14. There will be no Comp Plan Committee meeting on 2/16, so the next regular Committee meeting will be on 2/23.

The meeting adjourned at 8 PM.