

Ancram Comprehensive Plan

Part I – Updated 2019 Plan

Part II - Appendices

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In addition to over 100 residents who participated in the Comp Plan Review Workshops last spring, and over 300 residents who filled out the Comp Plan Review Survey, the following Ancram residents participated in the Comprehensive Plan Review Process as a member of the Comp Plan Review Committee, a Hamlet Planning Group, or both:

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Welcome to the 2019 Ancram Comprehensive Plan

Overview

A comprehensive plan provides a framework for helping a municipality make important decisions in the future. It does this by offering a clear direction about what the community desires.

In 20 years, Ancram residents want the Town to look and feel much as it does today, only better. The community continues to value its open spaces and farms, natural resources, how each contributes to the quality of life, and Ancram's historic and cultural heritage. We want to maintain Ancram's rural character; protect the environment, ground water, working farms and open spaces; provide adequate services to our residents; promote local government transparency; and encourage small town, community-oriented activities.

But Ancram residents also want the challenges facing the Community in 2019 to be addressed and fixed as soon as possible. Ancram remains committed to the theme of being the same but better! Ancram wants the Town centers to be revitalized to help support, retain and attract businesses and jobs to the community; residential and commercial development consistent with the desire to protect farmland, open space and the environment; and affordable housing for all.

While implementing its 2010 plan, the Town has made significant strides in addressing many of these objectives. However, Ancram residents recognize difficult, long standing issues remain and that they will not be easy to resolve. The community wants to continue to aggressively implement this updated plan to resolve these issues.

Ancram is a diverse community. The Vision, Goals and Strategies in this updated Plan are based on extensive participation by many people in the planning process. Although there are different perspectives about needs and solutions, the community continues to agree on one thing: Ancram wants to maintain its unique qualities and special character, and we all want to work together for the benefit of the entire community.

This updated Plan was developed based on two principles. First, conclusions and decisions were based on public input and expert advice, not on the personal opinions of committee members. Second, decisions were reached by consensus, not 5-4 or 4-3 votes. As a philosophy, the Committee tried to balance and incorporate all perspectives. As a result, this updated Ancram Comprehensive Plan outlines an approach which supports agriculture, open space, rural character, and the environment, and at the same time encourages affordable housing, business investment, job creation, and prudent residential and commercial development.

Crucial to the long-term success of the updated Plan is development of a spirit of trust and cooperation among and between residents and Town government. Transparent

government decision-making and improved communications are essential to building the more unified community.

Purpose of Plan

New York State law grants municipalities the authority to prepare and adopt comprehensive plans. As defined by law, a comprehensive plan is a document that identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of a community. A comprehensive plan is long-term in nature, provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, and helps to ensure that the community's needs are met, both now and in the future. New York's laws require that local land use regulations be adopted in accordance with a comprehensive plan. The comprehensive plan provides the backbone for local zoning and other land use laws.

The update process was organized to answer the same three primary questions included in the 2010 Plan:

1. What are the current conditions in the Town of Ancram?
2. What is the future vision and direction desired by the community?
3. What can the community do to attain its vision?

This effort has led to the creation of realistic and updated goals, strategies and recommendations that can be implemented through policy changes, program initiatives, organizational changes, grant acquisition, regulatory updates, and other actions that will guide the Town toward a successful future.

This Comprehensive Plan is designed to play a pivotal role in shaping the Town of Ancram for the next 10 to 15 years. By design and definition, this Comprehensive Plan provides an overall framework for future public and private decision-making in Ancram and should be considered a road map for future financial, civic, and land use activities.

Once this Comprehensive Plan is adopted, there are several important implications. First, all government agencies involved in planning capital projects in Ancram must first consider this plan. That means the Town now has a much larger stake in, and influence upon, what County and State governmental agencies want to do when they are proposing a capital project in Ancram.

Second, it is the policy of New York State to encourage comprehensive planning for the sake of protecting the health, welfare and safety of its citizens. Therefore, most State agencies recognize, if not require, a comprehensive plan as a condition for grants and other funding assistance. This assures that public funds are spent in pursuit of a well-defined public goal.

Other implications of having a Comprehensive Plan include an enhanced ability to:

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- Identify and develop programs and regulations that will help protect the Town's resources and encourage desired development and growth.
- Build community consensus and support on the shared vision, goals, and strategies presented in the Plan.
- Obtain funding to help implement actions recommended in the Plan.

This Plan is not a local law. The recommendations made in this Comprehensive Plan will not take effect until the Town Board decides to act on them. This Comprehensive Plan will be implemented through new or updated local laws and other programs initiated by the Town Board over time.

As per NYS Town Law 272-a, this Plan should be reviewed and updated by the Town every five to seven years to ensure that it remains up-to-date and useful in addressing current conditions and needs.

Plan Development Milestones

Listed below are the planning events and milestones that took place over a 9-month period from March 2018 through December 2018:

- Monthly, open Comprehensive Plan Committee Meetings;
- Two Community Workshops;
- Town-wide survey;
- Focus Group meetings with organizations and hamlet residents;
- Updated town-wide Inventory and Profile document, including maps;
- Updated list of Town Strengths, Weaknesses, Opportunities and Threats (SWOT);
- Refined 2030 Vision and Goals statements;
- New priority strategies to attain stated vision and goals; and
- Developed Action Plan to guide implementation of strategies.

Once drafted, all requirements from Town Law 272-a related to adopting a comprehensive plan were followed including:

- Committee sponsored public hearing;
- Submission of draft document to Town Board;
- Town Board review and public hearing on the updated draft;
- Review of the Plan by the Columbia County Planning Board;
- Environmental Review pursuant to State Environmental Quality Review Act (SEQR); and
- Adoption and filing of the updated Plan by a resolution of the Town Board.

Community Engagement and Collaboration

Ancram's 2010 Comprehensive Plan together with this update exemplify consensus building among varying interest groups. In 2010, the public worked together to create a vision and goals for the Town. In 2018, the public came together again to reaffirm and

fine tune the vision and goals to meet current needs. Various tools were used to gather this public opinion throughout this planning process. This updated Plan incorporates the knowledge and skills of a citizen advisory committee, special interest groups, the general public, and planning experts.

Like the 2010 planning effort, this updated Plan is based on a completely open process with extensive public input. All documents, maps, meeting notices, and meeting minutes have been posted to the Town website, sent via email to an extensive Ancram email list, and noticed in newspapers as required. All committee meetings and periodic hamlet-based workshops have been open to the public. Numerous mailings have been sent throughout the process to inform community members of the Plan's public input opportunities and progress.

Town-Wide Survey

342 surveys were completed in May 2018 in response to the Town of Ancram Comprehensive Plan Survey. Survey responses represented residents from locations outside hamlets (54%) and the hamlets of Ancram (15%), Ancramdale (26%) and Boston Corner (5%).

Community Workshops

Two community workshops were held in the Spring of 2018. Approximately forty participants provided feedback about features in Ancram they love and ways in which the Town could be improved. They also reviewed and refined the Vision and Goals Statements from the 2010 Plan.

Focus Group and Hamlet Meetings

Members of the Comprehensive Plan Steering Committee reached out to specific groups and organizations in Town and included hamlet-focused meetings to also gain their insight into strengths, issues, and long-term vision for the Town. Input meetings were held with:

- Ancram Conservation Advisory Council
- Ancram Financial Advisory Council
- Ancram Agricultural Advisory Council
- Fire Company
- Zoning Board of Appeals
- Planning Board
- Boston Corner residents
- Ancram residents
- Ancramdale residents

Subsequent hamlet meetings were held in April, July and again in October 2018.

Building on Progress Made Since 2010 Plan

Since adoption of the 2010 Plan, the Town Board, individuals, committees, and organizations have undertaken many initiatives to implement the 2010 Plan. Most of the priority actions have been fully implemented thanks to a tremendous effort over the past eight years on the part of the Town government and dozens of volunteers.

Major Progress Since 2010

The following list identifies major accomplishments and advancements that have taken place since 2010 when the original Plan was adopted. Some of these projects were accomplished by the Town of Ancram while others were spearheaded by private individuals or other organizations.

For additional details on these, see Part II, Appendix 4.

Projects Related to Land

- Established the Conservation Advisory Council
- Updated Zoning and Subdivision Laws
- Developed the Drowned Lands Park (Private/Organization Initiative)
- Developed and Adopted Town Agricultural and Farmland Protection Plan
- Initiated the Agricultural Advisory Council
- Developed a Town-wide Biodiversity Map
- Developed the Natural Resource Conservation Plan
- Passed Wind Power and Solar laws
- Conducted Ancram Farm Tour with Columbia Land Conservancy
- Completed Lower Rhoda Lake Water Quality Study
- Passed a Right to Farm Law
- Procured donation of 1290 acres for new public open space (Private/Organization Initiative)
- Initiated use of New York State Unified Solar Permit to Encourage Solar Panels
- Established the Doodletown Wildlife Management Area (Private/Organization Initiative)
- Completed the Watershed Plan and Culvert Inventory
- Protected 1574 Acres of Farmland through CLC (Private/Organization Initiative)

Projects Related to Community

- Started Ancram Emails, Town Newsletter and Town Directory
- Established Financial Advisory Council
- Formed Climate Smart Community Task Force
- Completed Property Revaluation Review
- Painted Town Hall
- Supported Ancramdale Neighbors Helping Neighbors Activities (Private/Organization Initiative)
- Adopted Ethics Law
- Developed Memorial Walkway at Town Hall
- Developed playground at Town Hall

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- Started Kids Camp
- Completed an inventory of historic structures and locations
- Supported Ancram Community Days
- Supported Ancram Angels, Rescue Squad (Private/Organization Initiative)
- Created Town Hall Historic Vestibule Displays
- Established Heritage Resources Development Plan
- Initiated Union Cemetery Fence and Freehold Cemetery Renovation (Private/Organization Initiative)
- Initiated Rollins House Renovation Tour (Private/Organization Initiative)
- Continued investing on Town Pool
- Completed Ancram Historic District Designation
- Initiated Ancramdale Historic District process
- Supported Winterfest
- Worked to extend Harlem Valley Rail Trail through Boston Corner (Private/Organization Initiative)
- Ancram Opera House reopens in 2015

Projects Related to Infrastructure

- Established Ancram Community Clean-Up Day
- Placed Electric Vehicle Charging Station at Town Hall (Volunteer donation)
- Completed Community Development Strategic Plan for Ancram and Ancramdale
- Placed Solar Panels at Town Hall
- Expanded and renovated Highway Garage
- Built Salt Shed Within Historic Milk House
- Developed Building Permit Brochure
- Renovated Firehouse
- Evaluated Routes 82/7 to Improve Intersection Visibility
- Created silhouettes placed on the side of the Stiehle House in Ancram hamlet (Private/Organization Initiative)
- Adopted Unsafe Building Law
- Conducted a Culvert Study
- Purchased Two New Plow Trucks, Tractor/Mower, Dump Truck/Plow, New Road Grader
- Adopted Highway Construction Standards Law
- Conducted training on the Energy Code for Building Department
- Building Houses for Habitat for Humanity in Ancramdale (In Progress)
- Received \$220,000 Department of Environmental Conservation grant to replace and widen culverts on Pats Road and Hall Hill Road.

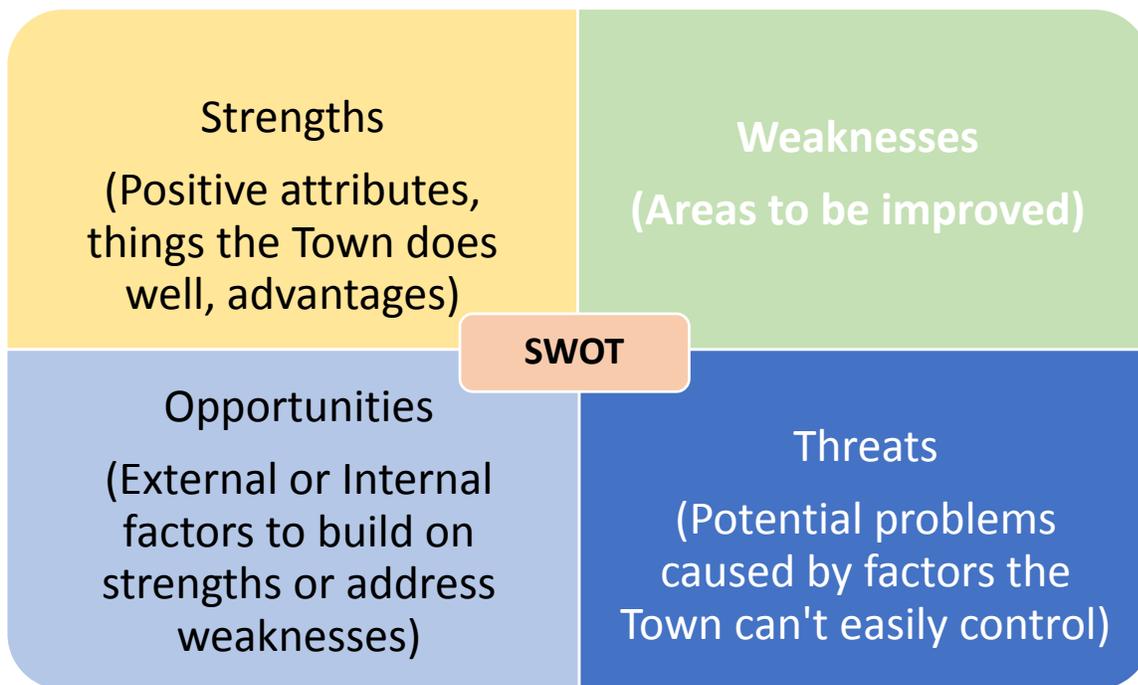
Public Opinion and Demographics in Ancram

Current Public Opinion Influencing Development of Updated Plan

Public input was an important part of the planning process. Two public workshops, a town-wide survey, hamlet-based group meetings, and a series of focus group meetings with various organizations in the Town were conducted.

Each public input effort added additional information about how residents and landowners feel about the current and future state of the Town. This information was organized into a list of strengths, weaknesses, opportunities and threats – or SWOT (See Appendix 3 in Part II for this comprehensive list).

This section summarizes that data and input and forms the basis upon which the priority strategies were developed. The SWOT is also important because it identifies those features that should be maintained, those that should be improved upon, opportunities Ancram can take advantage of, and threats the Town should be aware of long-term.



Summary of Publicly Identified Strengths
Good local government and good communication with residents
Committed volunteers
Sense of community/good neighbors/people
Small town character and atmosphere
Beauty and scenery
Rural character – quiet, peaceful, open space
Agricultural operations and many small, diversified farms
Rail trail and outdoor recreation
Clean environment, wildlife/habitats
Proximity and our location to urban areas
Community events
Financial position of Town
Positive reputation of Town in County

Summary of Publicly Identified Weaknesses
Loss of traditional farming activities (such as dairy)
Dilapidated buildings in hamlets
Lack of businesses that serve locals, especially restaurant and convenience
Lack of parking in hamlet areas
Lack of jobs, housing, and amenities to attract young people to town
Poor intersections, lack of traffic control and speeding
Not enough events and community building activities
Lack of safe biking opportunities
Climate change
Loss of environmental quality
Lack of awareness of natural resources in Town
Competing interests in environment vs development
Zoning and subdivision laws can be improved to further protect the environment including watersheds, ridgelines, and other resources
Lack of affordable housing
Aging of town residents
Lack of historic preservation in town centers
Lack of sidewalks in town centers
Lack of cell, broadband and telecommunications
Complicated zoning. Further, zoning doesn't address all community needs
Lack of senior citizen services

Summary of Publicly Identified Opportunities
Attract diversity of new farms, young farmers initiatives, and organic
Develop CSA to promote direct to consumer type farms, and buy local programs to support Ag
Improve 82/8/3 and 82/7 intersections, enforcement of speed limits, speed and access control on roads
Rehab or demolish derelict buildings with Town involvement
Establish Town Center planning groups
Implement streetscape and beautification efforts in Town centers
Attract restaurant, small businesses in all town centers
Expand sidewalks, trails and more walkable town centers/plan for sidewalks
Bike trails, bike lanes and shared roadways for bikes
Historic preservation programs and more financial support for historic preservation
Review and update zoning to allow desired businesses in town centers, including Boston Corners, incentives for adaptive reuse of vacant buildings
More emphasis on economic development in town centers oriented to residents needs and small businesses
Historic hamlet designation and design standards for historic buildings
More recreational programs and community events to build community
Keep pool program
Groundwater protection programs
Climate smart programs
Improve recreational facilities such as Blass Memorial Field
Maintain strong communication between town government and residents
Enhance road maintenance including establishment of updated culverts to aid in maintaining fish populations and stream ecology
More environmental education-oriented programs
Zoning law to offer opportunities for affordable lots and housing
Maintain dark skies
Broadband for all
Ombudsman
Promote green energy that is in scale with town character
Update subdivision regulations to include environmental protections for both major and minor subdivisions
Update zoning law to prohibit septic dumping

Summary of Publicly Identified Threats
Climate Change and its influences on flooding, storm events and other hazards.
Large scale solar facilities permitted by NYS
Aging of farmers, poor agricultural economy
Lack of jobs and housing affordability to attract young families
Quantity and quality of water and how that will influence growth in the future.
Lack of local control due to state or federal mandates
Influences of surface land uses and its effect on water quality
Loss of school-aged children and young families from town, region and state

Current Demographic Trends Influencing Ancram

The 2010 US Census is the most up-to-date set of demographic data available and was used to identify trends in population changes that may be happening in Ancram. Although the American Community Survey published by the US Census Bureau is also available through 2017, it relies on estimates that are not actual counts and may not be as accurate. The description of trends offered in this section therefore is based on the actual census count data from 2010.

- While population has increased by 4.2 percent since 1990, the number of households in Town has risen at a higher- rate (18.2 percent). That means that the same population is spreading out to more households.
- The Town enrollment in all three related school districts has dropped since 2012.
- There have been significant positive changes in educational attainment in Town since 1990 that shows the population to have a much higher education level in general.
- Business activity in Town has dropped from 23 establishments in 2005 in the Ancramdale zip code to 18 establishments in 2016. Reductions have also occurred in the Ancram zip code from 26 establishments to 20 (US Census Business Patterns, 2016).
- From 1990 to 2010, Ancram experienced a decline in the number of very young people (under five years of age) but increases in all other age groups. More recently, according to the 2016 American Community Survey estimate, the number of very young people rose from 3.8% in 2010 to 5.9% in 2016. The highest age group increase is in the 65-year and older group. This indicates an aging population.
- The median age rose from 36.0 years in 1990 to 43.3 years on the 2010 Decennial Census. The American Fact Finder estimate for 2016 shows a median age of 52.4 years for the Town.

In 2010, the Town of Ancram, Compared to Four Surrounding Towns had the:

- second highest median value of housing (Taghkanic is higher);
- average percent of owner-occupied units (Pine Plains and Copake are lower; Gallatin and Taghkanic are higher);
- second lowest percent of population in the labor force (Copake is slightly lower);
- second highest percentage of individuals living below poverty rate (Copake is higher);
- second highest vacancy rate of housing units (Copake is higher); and
- fewest number of young people (as a percentage of the total population) and more middle age to older people.

In 2010, the Town of Ancram Compared to Columbia County, NY State and the US as a whole had the:

- lowest percentage of owner-occupied housing units (52%);
- second highest median value of housing (NYS is higher);
- highest unemployment rate (8.1%);
- lowest poverty rate (9.2%); and
- highest vacancy rate of housing units (significantly higher at 34.6%).

The Community's Vision for 2030—The 2019 Update

The Ancram Comprehensive Plan Review Committee worked to synthesize all the information and public input collected in this plan. That work resulted in the following vision, goals, and priority strategies to guide Ancram through the next decade of moving forward.

The Vision statement describes what Ancram seeks to become—how it will look, feel and function in 2030. This Vision is based on the ideas of the people of Ancram, initially contributed in 2008 and updated in 2019 through a series of workshops, community survey, and ongoing public meetings. The Vision below describes what residents want Ancram to be like in 2030.

Ancram in 2030 will look and feel much like it does in 2019, maintaining its predominantly rural character. Ancram has successfully met many of the challenges facing the community and continues to address issues that impact us.

Ancram focuses on implementing policies and programs that preserve the important elements defining its rural character, which include working agricultural landscapes; open space; well-maintained hamlets; small businesses; low density housing in the countryside, telecommunications and other infrastructure appropriate for a small, rural town—all founded upon a strong sense of community and extensive volunteerism, encouraged by a well-run town government.

Environment, Open Space & Agriculture

We protect our environment, open space, and important scenic views. Our top priorities are responding to the effects of climate change and protecting ground and surface water. Programs are in place to protect groundwater, streams, wetlands, woodlands, ridgelines, wildlife habitats, and other biologically diverse natural resources. We enjoy clean air and dark skies at night. Encouraging energy conservation, carbon neutrality, and waste reduction, we use and support appropriately scaled renewable energy sources.

In 2030, Ancram and the entire region continue to experience a strengthened agricultural sector, driven by our proximity to major markets, consumers' growing preferences to buy local, healthier foods, and interest in new products and brands

based on sustainable agriculture, i.e. environmental, ecological, and economic practices that use less energy and few chemicals.

Agriculture is healthy, thriving, and remains the predominant land use in Ancram. New farmers and farming operations exist alongside family farms that have been operating here for generations. Our remaining family dairy farms operate successfully due to high quality products, development of strong brands, and advanced retail practices. Various specialty fruit, vegetable, and livestock operations are well established, and several concentrate on organic production. In addition, there are several large-scale crop farms. Horse breeding, boarding, and training continue to be important enterprises. Most of Ancram's farmland is protected from development.

Community, Government & Historic Places

In 2030, Ancram is an inclusive, family-friendly, caring community working together. We have high levels of volunteerism, a strong sense of community identity, pride in our past, and confidence in our future.

Town officials work cooperatively to make Ancram a great place to live. They tax us fairly, spend our money carefully, deliver services efficiently and effectively, and they keep us informed. We have excellent fire, police, and emergency medical services. Living in Ancram is affordable for young families and many of our children and grandchildren return to live and raise their families here, while seniors are able to find the housing, services, and support they need to live close to family and friends.

Ancram's varied recreation opportunities include conservation areas, hiking and biking paths, and parks, playgrounds, and athletic fields. The Kids Camp and pool remain free to Ancram residents. Where practical, roads have walking and biking lanes marked. The Harlem Valley Rail Trail extends through Boston Corner, connecting Ancram with Millerton and Copake—and with our railroad legacy, our historic districts, and our scenic, rural, and agricultural landscape.

Activities sponsored by the fire company, churches, the youth commission, and other local organizations occur regularly, are widely attended, and enhance a sense of community.

Business, Development & Infrastructure

In 2030, protecting our environment, rural character, and long-term vitality of the Town guide decisions affecting residential, economic, and infrastructure development.

The visual appearance of the Ancram, Ancramdale, and Boston Corner hamlets is significantly improved. Deteriorated buildings have been renovated or removed. Our town centers provide cafes and small shops at which residents and visitors meet, eat out, relax, and procure basic goods. The Ancram Opera House and other venues draw locals and visitors alike with varied programs of music, theater, and activities. Aided by reliable access to modern telecommunications, many residents work from their homes. The Ancram paper mill continues to operate, providing a significant source of jobs.

The supply of affordable housing for young families and seniors has improved through zoning, creative funding, and communications without compromising water, agriculture, open space or scenic character.

Town roads are in good shape and are consistent with rural road standards. The safety of major intersections in Ancram and Ancramdale has been improved. Speeding and traffic problems are rare. Culvert design and replacement have improved community resilience to major storms and upstream passability of aquatic wildlife.

Goals and Strategies to Achieve the 2030 Vision

1. *Agriculture and Open Space Goal:* Encourage farming and the rural, small town, scenic character of Ancram by promoting our town's current farms, attracting new farming ventures, encouraging farmland protection through sustainable and organic farming practices, and supporting preservation of open space and important scenic views.

1.1. Enhance Communications about Agriculture

- 1.1.1. Communicate to property owners that we are a farm-friendly community and what that means.
- 1.1.2. Ensure area realtors follow through on Ag & Markets Law 25-AA, advising new homebuyers that Ancram is a farm-friendly community.
- 1.1.3. Encourage farm tours and events.
- 1.1.4. Regularly update and distribute Ancram Farming Brochure.
- 1.1.5. Redesign and enhance town website to highlight agriculture.

1.2. Enhance Agricultural Zoning

- 1.2.1. Support hydroponics and other emerging agricultural technologies approved by the NYS Department of Ag & Markets; define the scope and scale of these operations to protect the water table and consistency with rural character.
- 1.2.2. Define "farm worker" to include family members working on the farm for purposes of farm housing.
- 1.2.3. Preserve current protections for Agriculture in zoning.

1.3. Support County, land conservancies and other not-for-profit organizations' focus on agriculture.

1.4. Review the Agricultural and Farmland Protection Plan; determine next steps for Ancram's Agricultural Advisory Council.

2. *Environment Goal:* Develop policies and programs to protect groundwater, watersheds, streams, wetlands, woodlands, ridgelines and wildlife habitats to ensure that Ancram is a sustainable and resilient community. Protect clean air and dark skies. Encourage the use of small and community scale renewable energy sources.

2.1. Enhance Environmental Zoning

- 2.1.1 Set up a local Type 1 list for SEQRA (State Environmental Quality Review Act).
- 2.1.2 Provide for better coordination between Planning Board and Conservation Advisory Council.
 - 2.1.2.1 Develop an environmental resources checklist for Planning Board.
 - 2.1.2.2 Provide for notification of CAC as soon as an application is received so CAC can be more actively involved.

2.1.3 Solar and Wind Power

- 2.1.3.1 Continue to allow solar and wind power for agricultural, residential, and small business use.
- 2.1.3.2 Consider policies for appropriately scaled solar and wind projects to generate electricity for the community.
- 2.1.3.3 Exclude large scale commercial wind and solar operations that export electricity outside the town as these are considered inconsistent with the rural character of the community.

2.2. Expand Protection of Town’s Water Resources

- 2.2.1. Review and implement Ground Water Study.
- 2.2.2. Update the 1990 flood damage prevention law.
- 2.2.3. Communicate with area farmers to minimize pesticide and animal waste impacts on water.
- 2.2.4. Continue culvert upgrades to meet future downflow capacity and upstream passability of aquatic life.
- 2.2.5. Consider expanding wetland and streamside buffers from 100 to 150 feet.
- 2.2.6. Consider revising zoning to prohibit dumping of septage in Ancram.

2.3. Continue to implement climate smart and clean energy programs through Climate Smart Community Task Force (CSCTF)

2.4. Maintain dark skies and consider additional standards for outdoor lighting with more emphasis on the International Dark Sky Association guidance, especially for major subdivisions.

2.5. Implement Natural Resources Conservation Plan and determine next steps to promote educational communications regarding the environment.

2.6. Consider updating zoning and subdivision laws to advance protections of natural resources when both minor and major subdivisions occur.

3. Community Character Goal: *Promote a strong sense of community through communications, an open exchange of information, and building Town-wide consensus on important decisions facing the Town Board. Welcome volunteers and support volunteer activities and community efforts to preserve Ancram’s historic places, landscapes, and town identity. Preserve Ancram’s unique rural character.*

3.1. Enhance Communications about the Community

- 3.1.1. Electronic communications
 - 3.1.1.1. Continue to expand the scope and reach of the Ancram Email list.
 - 3.1.1.2. Enhance the Town website to better communicate community character and be more user-friendly.
 - 3.1.1.3. Expand and enhance communications about activities and events.
- 3.1.2. Printed literature - distributed through Town Hall, mail and email
 - 3.1.2.1. Develop a “Welcome to Ancram” package.
 - 3.1.2.2. Maintain regular production of the *AncramTownNews*.

- 3.1.2.3. Develop and maintain a standard set of Town brochures, building on the “Everything you wanted to know about ...” information series e.g. Building Permits, Protecting Ancram’s Scenic Views.
- 3.1.3. Signage
 - 3.1.3.1. Install “Welcome to Ancram” signage; consider hamlet designations.
 - 3.1.3.2. Evaluate program of historic district signage where appropriate.
- 3.1.4. Encourage a program of community tours – farms, gardens, homes.

3.2. Encourage Community Involvement in Town Government and Community Activities

- 3.2.1. Attract more people as volunteers for Town boards, councils and committees by better specifying scope and timing of participation.
- 3.2.2. Support and encourage current and new volunteer groups, including:
 - 3.2.2.1. CAC – Conservation Advisory Council
 - 3.2.2.2. CSCTF – Climate Smart Community Task Force
 - 3.2.2.3. Communications Committee with subcommittees by area
 - 3.2.2.4. Events Committee
 - 3.2.2.5. Hamlet Planning Groups
 - 3.2.2.6. AAC – Agriculture Advisory Council
 - 3.2.2.7. Heritage Resources Committee
 - 3.2.2.8. Broadband Committee
 - 3.2.2.9. Recreation Board
 - 3.2.2.10. FAC – Financial Advisory Council

3.3. Protect the Town’s Historic Heritage

- 3.3.1. Reestablish the Heritage Resources Committee to continue working on historic preservation.
- 3.3.2. Put the Ruth Piwonka Survey of Town Historic Buildings and the Historic Vestibule Displays on the town website.
- 3.3.3. Complete the Ancramdale and Boston Corner Historic District processes, communicate the benefits of a historic district designation in terms of loans and grants available, and post this information and maps of the districts on the town website.

3.4. Expand Protection for the Town’s Unique Scenic, Rural Character

- 3.4.1. Consider strengthening and expanding the ridgeline and steep slope protection regulations.
- 3.4.2. Consider requiring a “rural character impact” evaluation for major developments.

4. Hamlet Development Goal: *Enhance the appearance, safety, and appeal of the Ancram, Ancramdale, and Boston Corner hamlets. Work with property owners, county and state officials, and utility managers to provide safe roads, walkways, lighting, and other upgrades. Establish Hamlet Planning Groups to identify needs, priorities, coordination, and actions to stimulate revitalization to the degree desired by hamlet residents.*

4.1. Enhance the appearance and vitality of the Hamlets

- 4.1.1. Find a solution to the derelict building problem.
- 4.1.2. Consider creating a “Community Chest” program to support community (and perhaps private) rehab and maintenance projects.
- 4.1.3. Explore proposals to expand hamlet vitality:
 - 4.1.3.1. Visual additions to hamlets (like the American flag initiative in Ancram hamlet) such as a series of historic “vintage” banners to support Historic District status.
 - 4.1.3.2. Events to celebrate historic, cultural, agricultural, environmental, and artistic heritage of the Community, e.g. community day, fall harvest festival.

4.2. Improve Traffic Control

- 4.2.1. Reduce speeding through better signage and more enforcement.
- 4.2.2. Consider weight or axle limits to divert heavy trucks from the center of Ancramdale.
- 4.2.3. Work with State DOT and County to improve the 82/3/8 intersection.

4.3. Improve Hamlet Planning

- 4.3.1. Encourage Hamlet Planning Groups to address hamlet specific needs.
- 4.3.2. Ensure hamlet zoning and Historic District boundaries match.
- 4.3.3. Consider expanding hamlet boundaries to accommodate future growth.

5. Town Government and Public Services Goal: *Using the Comprehensive Plan to guide all Town decisions, maintain a high level of ethical leadership, financial management and internal controls over all Town assets, policies, and practices. Focus community-wide effort on broadband, cell phone, and other telecommunications providers and regulators to provide essential services. Maintain roads, remove snow, and coordinate with county and state officials to provide safe roads, intersections, crossings, traffic flow, signs, and bridges to meet community needs. Coordinate with fire commissioners, rescue squad, county and state officials for excellent fire protection, emergency services, and law enforcement; and ensure quality of life services are available to seniors.*

5.1. Revise Zoning to:

- 5.1.1. Require a full Fiscal Impact Analysis to identify effects of large developments on all area service providers.

- 5.1.2. In land use regulations, add further definition for when minor subdivisions should be classified as major subdivisions.

5.2. Support and enhance Town communications tools:

- 5.2.1. Create a “Permits Portal” on town website to allow uploadable building permit, planning and zoning applications.
- 5.2.2. Develop and communicate an overview of town zoning.

5.3. Support Broadband Committee’s work with broadband and telco suppliers to enhance community-wide internet and cell service.

5.4. Coordinate with the County to expand availability and accessibility of GIS data and software for land use analysis and general economic development.

5.5. Continue to maintain adequate financial reserve funds to support major capital investments like maintaining and replacing, as necessary, the town pool, town buildings and town highway equipment.

5.6. Manage Comprehensive Plan Implementation

- 5.6.1. Establish an action plan to implement Goals and Strategies.
- 5.6.2. Develop annual report on progress made.

6. Recreation Goal: *Develop recreational facilities and opportunities to meet the needs of all age groups. Maintain and enhance the pool and playing fields at Blass Memorial Park to serve Kids’ Camp and other public use. Provide walking, jogging, and biking opportunities along roads and in natural areas throughout the town. Support and encourage efforts by conservation organizations and entities to develop and maintain public trails.*

6.1. Kids’ Programs

- 6.1.1. Support and enhance the Kids’ Camp and pool programs.
- 6.1.2. Expand recreational facilities at Blass Field & Town Hall.
- 6.1.3. Consider installing facilities like a basketball court in Ancramdale.

6.2. Walking, Biking and Hiking

- 6.2.1. Develop map of walking, biking and hiking trails and public recreation areas.
- 6.2.2. Establish a task force to explore opportunities for walking, biking and hiking trails on private lands.
- 6.2.3. Support regional biking events.

6.3. Communications

- 6.3.1. Use the town website to communicate about recreational activities and events.

7. Economic Development Goal: *Encourage home- and arts-based businesses; cafes, convenience shops, restaurants in the hamlets; farm retail/eco-tourism activities; and other small business enterprises consistent with our rural, scenic, small town character.*

7.1. Zoning Opportunities

- 7.1.1. Review zoning to be sure we have identified all the types of businesses we want to include.
- 7.1.2. Consider establishing Boston Corner as a mixed use hamlet like Ancram and Ancramdale, or explore the possibility of allowing a deli, café, bakery, or other businesses supportive of the Hudson Valley Rail Trail.
- 7.1.3. Provide incentives by reducing or waiving PB/ZBA and Building Permit fees to support affordable housing, demolition/renovation of unsafe structures.
- 7.1.4. Add short term rentals to the use table;
 - 7.1.4.1. Promote short term rentals to attract tourists and boost economy.
 - 7.1.4.2. Consider registration/regulation of short-term rentals to avoid adverse effects on community character.

7.2. Communications Opportunities

- 7.2.1. Add demographics and economic data to town website.
- 7.2.2. Use Ancramemail, the Town website, newsletters and brochures to promote local businesses and farms.
- 7.2.3. Develop a “Welcome to Ancram” package including maps of farms and walking and biking trails, the Ancram Business Directory, newsletters, brochures and other materials about the Town.
- 7.2.4. Maintain a local town listing of short-term rentals and affordable housing (See also 8.4).

7.3. Support regional economic development initiatives, including:

- 7.3.1. CEDC –Columbia Economic Development Corporation
- 7.3.2. CLC – Columbia Land Conservancy
- 7.3.3. CCE – Cornell Cooperative Extension, joint Columbia/Greene
- 7.3.4. CCSWCD – Columbia County Soil & Water Conservation District
- 7.3.5. HVAEDC – Hudson Valley Agricultural Economic Development Corp.

8. Affordable Housing Goal: *Improve the supply of affordable, single-family housing for younger families and senior citizens, while protecting water, farmland, open space and the scenic character of the Town. Encourage renovation of existing structures for affordable housing uses.*

8.1. Zoning Opportunities

- 8.1.1. Reduce or waive Planning Board, Zoning Board of Appeals and Building Department fees as incentives for affordable housing.

- 8.1.2. Review and revise zoning to expand flexibility for affordable housing and consider including “mini homes”.
- 8.1.3. Require inclusionary zoning (specified percentage of affordable homes) for major subdivisions exceeding a specified number of lots.

8.2. Land Conservancy Opportunities

- 8.2.1. Work with the Columbia and Dutchess Land Conservancies to allow for affordable housing lots to be part of future conservation easement contracts.

8.3. Community Initiatives

- 8.3.1. Establish and raise money through an “Ancram Community Chest” or create a local non-profit organization like Habitat for Humanity to raise funds to renovate buildings for affordable housing.
- 8.3.2. Create a program for large landowners to donate land to the Town or an organization like Habitat for Humanity for the specific purpose of building affordable single family or two-family homes, which could include manufactured homes.

8.4. Communications Opportunities

- 8.4.1. Develop a town list or link to a listing of affordable housing opportunities and put it on the town website.
- 8.4.2. Develop a real estate market list or link to a list of affordable housing opportunities and put it on the town website.

Action Plan for Implementation

Implementation Steps

To ensure that the recommendations in this Plan are acted upon and put to work for the Town, this section outlines the steps the Town Board can take to organize and implement strategies.

A. Inform the Public

The Town Board should ensure that copies of this plan are available at Town Hall and on the municipal website. The Town should ensure that this plan is widely distributed to all boards and committees in Town.

B. Use the Checklist (Table 1 on page 29) to Aid in Implementation.

C. Report Plan Implementation Progress Regularly to the Community and Establish Implementation Priorities Annually.

The Town Board's annual organizational meeting in January offers an excellent opportunity for the Town to recognize efforts and progress made in the past year on implementing this Plan, and to make decisions about priorities for the upcoming year. Each committee that is working on implementation tasks should prepare a short report for the Town Board for this annual meeting that outlines progress made and future priorities. For projects that may need grant funding for support, projects should be discussed and approved to move forward by March or April so that committees can be prepared for the early summer round of New York State grant writing. For projects that may need town-supported funding, each committee should identify potential funding needs by September so that the Town Board may consider such needs in its budgetary process.

D. Coordinate Implementation and Involve Stakeholders.

This Plan outlines many actions the Town of Ancram can take over the next 10 years to meet its vision and goals. While the Town Board is responsible for implementing this Plan, it is not expected, nor able to do, all the implementation alone. Working with area organizations, agencies, and individuals will be critical and the Town should form strong partnerships to implement each step of the Plan.

The Town Board will oversee all aspects of implementation of the Plan and will direct work to be done in the future. The Town Board should at least involve the following partners as well as many other relevant stakeholders when implementing projects. Empowering the individual committees and councils to undertake implementation of this plan is a critical first step for the Town Board to take.

Implementation partners include the following existing boards or committees:

Planning Board
Zoning Board of Appeals
Zoning Rewrite Committee (ZRC)
Conservation Advisory Council
Financial Advisory Council
Agricultural Advisory Council
Hamlet Planning Groups
Climate Smart Community Task Force
Broadband Committee
Communications Committee
Heritage Resources Committee
Pool and Camp Board

This Plan recommends the creation of several new committees. New implementation partners include the following committees to be appointed or organized at the direction of the Town Board:

Events Committee
New sub-committees as needed

Other existing implementation partners the Town should work with include:

Columbia Land Conservancy
Dutchess Land Conservancy
Trout Unlimited
NYS Department of Transportation
County Department of Public Works
Columbia County Planning Office
Columbia County Economic Development Corporation
Cornell Cooperative Extension
Columbia County Soil and Water Conservation District
Hudson Valley Agricultural Economic Development Corporation
Habitat for Humanity
Attorney, planner or other professional advisors
Highway Department
Town Historian
Youth Commission
Fire Company/Fire District

The Town should also be sure to involve when needed:

- Area businesses and employers
- Area cultural venues, artists, and museums
- Civic Association(s)
- New York State Department of Agriculture and Markets
- New York State DEC and other State agencies
- Other area communities

Each board, committee or organization working to implement some aspect of this Plan should annually prepare a prioritized list of projects and other actions they feel are needed for their area of responsibility.

E. Provide Tools and Funding to Implement Projects. The Town Board can support committees and stakeholders working on behalf of Ancram through some of the following actions:

1. Provide for a full set of maps included in this Plan for use by the Planning Board, ZBA, CAC, Building Inspector, Town Board, Town Clerk, and other future boards and committees. The maps should be readily available for reference for decision making.
2. Consider providing for computer use of the GIS maps and data developed for this Plan and the 2010 Plan so that information can be used on a parcel by parcel basis by the Planning Board as projects are proposed and reviewed.
3. Evaluate budget needs for projects on an annual basis and determine what can be supported locally and what projects need grant funds or other support. Continue to seek grant funds and other sources of funding as needed.

F. Keep the Plan Current. Review the plan every 5 to 7 years to ensure that it remains current and relevant to the Ancram community. If no update is needed at that time, the Board can pass a resolution to re-validate this version. Otherwise, work to update those sections needed to ensure the Plan remains an important tool for local decision making.

G. Communicate overall goals and objectives to be implemented. As the Town Board tasks new or existing committees or councils with implementing programs recommended in this Plan, it should be sure to communicate with each group the goals and objectives on which each will concentrate its work. Taken together, the goals provide a balanced approach to economic development, affordable housing, high speed internet and cell service, and responsive government while protecting the

aesthetic and environmental and rural character of Ancram. The Town will ask specific committees, boards, task forces and councils to implement each goal. Those panels will establish priorities, set short and long-term tasks, project needs, identify realistic strategies, and report regularly to the Town Board about progress.

Actions to Implement Priority Strategies

In addition to the general steps outlined above, Table 1 can be used as a checklist to help guide implementation efforts. It offers more detail on steps that can be taken and is organized to be consistent with and match the priority strategies outlined in this Plan. This table also identifies potential partners that can work with and assist the Town Board in its implementation efforts.

Key to Table 1 (Comprehensive Plan Implementation)

Implementation Status: Table 1 can be used by the Town Board to track implementation progress. As actions are initiated or completed, the Board can fill in column 1 of Table w with the following information:

“X” to identify that the action has been completed;

“P” to identify that significant progress has been made on the action;

“I” to identify that the action has been initiated, but without significant progress thus far.

Type of Actions: The table also categorizes each strategy as to the type of action it is. Types of actions described in Table 1 (Checklist) are:

- 1 A Capital Improvement:** Any action that results in an investment and improvement in property, structures, equipment, staff or other similar items.
- 2 A Policy:** Any action that results in establishment of a policy that will govern the actions of the Town.
- 3 A Program:** Any action that results in establishment of a plan, activity, committee, proposal, or similar items.
- 4. A Regulation:** Any action that results in the development of new or amendment of existing land use or other laws in the Town. This typically refers to zoning, site plan review, or subdivision laws.

The ‘Assistance for Town Board’ column in Table 1 identifies the likely board, agency, committee or organization best equipped to help the Town Board implement that action. Each of these groups should, on an annual basis, report to the Town Board on its progress and identify priority actions to be accomplished. Communication between the Town Board and these entities is important to help each identify and accomplish their work on behalf of the Town.

Table 1: Comprehensive Plan Implementation

Implementation Status	Summary of Action	Type of Action See Key	Assistance for Town Board when needed
	Goal 1: Agriculture and Open Space		
	Complete an action plan and establish scope of work with priorities	3	Ag Advisory Council
	Form a joint agriculture and communications committee group. Ensure work is coordinated with Ag Advisory Council	3	Communications Committee Ag Advisory Council Ag Subcommittee of Communications Committee
	Update zoning as recommended	4	ZRC
	Goal 2: Environment		
	Complete an action plan and identify scope of work including starting work on identifying Type 1 action list, developing an environmental resource checklist, and identifying groundwater study and NRI recommendations to be implemented	2,3,4	CAC
	Develop specific duties and procedures of CAC in its work with the Planning Board	3	CAC, Planning Board
	Review and update zoning related to the solar and wind power sections, stream buffers, and lighting requirements	4	ZRC, CAC, Planning Board
	Review culvert study results and outline long-range plans to address its recommendations	1,3	Highway Dept., Financial Advisory Council, CAC
	Update model Flood Damage Prevention Law and start adoption process	4	CAC, Planning Board, ZRC, NYS DEC
	Complete an action plan and identify specific climate-smart projects to work on and funding needs	1,2,3,4	Climate Smart Task Force

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Implementation Status	Summary of Action	Type of Action See Key	Assistance for Town Board when needed
	Goal 3: Community Character		
	Develop electronic and printed materials to communicate with residents and landowners as outlined in plan	3	Communication Committee
	Continue construction and placement of 'Welcome to Ancram' signs and develop other welcome packages	3	Communication Committee and sub-committee
	Set up a system for getting events and activities on the online town calendar and distributed through Ancram's email list	3	Communications Committee
	Follow up on historic district recommendations and communicate benefits of district to residents and landowners	3	Historic Resource Committee
	Strengthen and expand zoning related to the ridgeline/steep slope and addition of a rural character impact evaluation as recommended	4	ZRC, CAC, Planning Board
	Goal 4: Hamlet Development		
	For each hamlet, formulate and implement recommendations to enhance hamlets	1,2,3,4	Hamlet Planning Groups
	Evaluate, and implement if feasible the establishment of a Community Chest for additional project funding	1,3	Financial Advisory Council Town Board
	Meet with landowners in the hamlets to explore solutions for vacant structures.	1,2,3	Hamlet Planning Groups, Landowners, Heritage Resource Committee
	Continue meeting to discuss road improvements, speed reductions and speeding enforcement	1	NYS DOT, County DPW, Hamlet Planning Group, Highway Department
	Review and update zoning to address hamlet boundary needs	4	ZRC, Planning Board, Hamlet Planning Groups

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Implementation Status	Summary of Action	Type of Action See Key	Assistance for Town Board when needed
	Goal 5: Town Government and Public Services		
	Review and update zoning to include requirement for fiscal impact analysis for large developments	4	ZRC, Planning Board
	Review and update subdivision law to further address minor to major subdivision definitions and criteria	4	ZRC, Planning Board
	Develop a review process flow chart and other educational materials as recommended	3	ZRC, Planning Board, Building Department
	Report to Town Board on broadband expansion progress and future needs to enhance those services in Ancram	1,3	Broadband Committee
	Promote the need to enhance county-level GIS that is useable at the Town level	3	Town Board, Planning Board, CAC, County Planning
	Identify future capital improvement needs and work towards their long-term funding as recommended	1,2	All Town Departments, FAC
	Annually discuss this Action Plan with Town Board members and community to keep momentum on implementation	3	Town Board
	Goal 6: Recreation		
	Appoint a Trails Task Force that identifies needs and improvements for hiking, biking, and walking paths and linkages and to organize and promote those activities on public and private land around town.	3	Town Board, Trails Committee, Hamlet Planning Groups, and other organizations
	Support the Camp/Pool Board's efforts to operate and enhance the Ancram Kids Camp and Town Pool Programs.	1, 3	Camp/Pool Board Town Board
	Evaluate and take advantage of state funding for recreational program enhancements.	1,3	Recreation Committee

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Implementation Status	Summary of Action	Type of Action See Key	Assistance for Town Board when needed
	Goal 7: Economic Development		
	Appoint an economic development committee	3	Town Board
	Review and update zoning related to the use table to ensure it includes all desired businesses and address Short term rentals as recommended	4	ZRC, Planning Board
	Consider whether Boston Corner should have additional small-scale mixed uses or others such as food-related businesses that take advantage of the Rail Trail	4	ZRC, Planning Board, Boston Corner Planning Group
	Create a new fee schedule that incentivizes development of affordable housing, demolition of unsafe buildings	3, 4	Town Board, Building Dept.
	Work on marketing opportunities as recommended	3	Economic Development Committee, Communication Committee
	Goal 8: Affordable Housing		
	Form an affordable housing committee to address housing needs.	3	Town Board
	Review and update zoning to incentivize creation of new affordable housing, to address 'mini-home' uses, and to adopt inclusionary requirements for large developments for affordable units.	4	ZRC, Planning Board
	Meet with Columbia Land Conservancy and Dutchess Land Conservancy to explore creative ways to include affordable housing when conservation easements are developed.	3	Affordable Housing Committee, CLC, DLC, other organizations
	Coordinate housing programs with Copake, Hillsdale and other adjacent towns and municipalities	3	Affordable Housing Committee

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Implementation Status	Summary of Action	Type of Action See Key	Assistance for Town Board when needed
	Develop a list of potentially affordable housing units available in Town	3	Affordable Housing Committee, Real Estate Agents,

Glossary of Terms

Acronyms Used in Plan – the following identifies acronyms used in this Plan along with their meaning.

AAC	Agricultural Advisory Council
AADT	Average Annual Daily Traffic
ACS	American Community Survey
ANHHA	Ancramdale Neighbors Helping Neighbors Association
APG	Ancram Preservation Group
CAC	Conservation Advisory Council
CCE	Cornell Cooperative Extension
CCSWCD	Columbia County Soil and Water Conservation District
CEDC	Community Economic Development Council
CLC	Columbia Land Conservancy
CSCTF	Climate Smart Community Task Force
DEC	Department of Environmental Conservation
DLC	Dutchess Land Conservancy
DOT	Department of Transportation
DPW	Department of Public Works
FAC	Financial Advisory Council
FHA	Federal Housing Administration
FHWA	Federal Highway Administration
FMR	Family Median Rent
HVADC	Hudson Valley Agricultural Development Corporation
NRCP	Natural Resource Conservation Plan
NRI	Natural Resource Inventory
NWI	National Wetland Inventory
NYCRR	New York Codes of Rules and Regulations
NYNHP	New York Natural Heritage Program
NYRWA	New York Rural Water Association
ROW	Right of Way
SC	Species of Special Concern (New York State)
SEQR	State Environmental Quality Review
SEQRA	State Environmental Quality Review Act
SGCN	Species of Greatest Conservation Need (New York State)
SSI	Supplemental Security Income
WMA	Wildlife Management Area
ZRC	Zoning Review Committee

Affordable Home – a dwelling unit, whether an apartment, accessory dwelling, single family dwelling or other type of unit that does not cost more than 30% of a household's annual income to own or rent.

Agriculture and Markets Law 25-AA – This refers to the New York State law that establishes and regulates activities within New York State certified agricultural districts.

Community Character – Describes the total of an area’s built and non-built (natural) environment. Community character includes aesthetic features, but also includes the cultural, historical, and economic characteristic that describe a community.

Dark skies – Describes an environmental condition when there is little or no light pollution or the inappropriate or excessive use of artificial light. Dark skies have no or low levels of glare, skyglow from lights over inhabited areas, light trespass onto areas where light is not intended, or use of excessive groupings of light sources.

Farm Worker Housing - an accessory apartment or single family dwelling unit used to house farm workers on a parcel of land located within a New York State Certified Agricultural District, used to support a farm operation, and consistent with New York State Agriculture and Markets Law 25-aa. Farm worker housing is generally for farm employees, but farm family members may also use farm worker housing and receive the same protections from 25-aa provided they have significant time and roles in the farm operation.

Farm-friendly – This is a term given to a municipality that has in place policies, programs, and regulations that promote, encourage, and allow for a variety of agricultural activities and where no barriers or challenges are placed to prevent farming or certain types of farming activities consistent with agricultural practices accepted by the New York State Department of Agriculture and Markets.

Fiscal Impact Analysis - means the estimation of the net impact on government of a particular project. Fiscal impact analysis is a tool that compares, for a given project or policy change, changes in governmental costs against changes in governmental revenues. For example, a major residential development project in Town A will mean new residents that require new services and facilities such as fire and police protection, libraries, schools, parks, and others. At the same time, Town A will receive new revenues from the project in the form of property tax revenues, local sales tax revenue, and other taxes and fees. A fiscal impact analysis compares the total expected costs to the total expected revenues to determine the net fiscal impact of the proposed development on Town A.

GIS – Geographic Information System, which is a computerized mapping and analysis tool of geo-spatial data.

Historic District – Two or more parcels of land that together, possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united

historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its historic resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.

Hydroponics - Hydroponics is a subset of hydroculture, which is a method of growing plants without soil by using mineral nutrient solutions in a water solvent.

Inclusionary Zoning (IZ) – is an affordable housing tool used in zoning and applied to major subdivisions that links creation of affordable housing to the production of market-rate housing. IZ policies either require or encourage new residential developments to make a certain percentage of the housing units affordable to low- or moderate-income residents.

Large development - To be defined by the Zoning Revisions Committee as they work to implement recommendations in this Plan.

Mixed-Use – A mixed-use building is one that contains both residential and commercial uses. A mixed-use zoning district is one where both residential and commercial uses are allowed to be developed in that area.

Ridgeline - The long, narrow crest or horizontal line of hills or mountains, usually at the highest elevation.

Rural Character - From the Town of Ancram Zoning Law, rural character describes the features and qualities of Ancram’s physical and natural landscape that were shaped by current and past economic activities such as agriculture, mining, forestry and low density residential uses, interspersed with open, working agricultural landscapes and scenic views. Concentrations of population and structures exist in a limited way in the hamlets, but Ancram’s land is predominantly used for agriculture: as pastures, cropland and woodlands. Ancram does not have an extensive street grid or transportation network and has limited pedestrian walkways other than narrow often unpaved rural roads. Our hamlets typically have a well-defined border and buffer of undeveloped open spaces and agricultural lands, and are located at key road crossings, near important civic structures such as places of worship, or adjacent to historically important natural features like streams. Our hamlets have a diverse mix of lot size and architectural styles. Historic structures from various periods in the community’s life are present. Outside these hamlets, residents typically occupy a range of residential types such as estates, farms and a variety of residences including old farmhouses, newly built modern homes, modular homes, manufactured homes and trailers. Evidence of current and past agricultural activity is present, including but not limited to crop fields, hay fields,

livestock pastures, corrals, orchards, farm buildings, stone walls, windbreaks, hedgerows, and woodlots. Farm equipment noise and farm smells are a daily fact of rural life. Most local roadways tend to be narrow with limited driveways or crossroads, and rural roads tend to be lined with trees, fences, or stone walls.

Ancram's rural character also embodies a quality of life based upon traditional rural landscapes, activities, lifestyles, and values. Ancram is characterized by a balance between the natural environment and human uses with low-density residential dwellings, farms, forests, mining areas, outdoor recreation and other open space activities. Ancram's rural character can also be defined as the patterns of land use and development:

- a. In which open space and natural landscapes are preferred over built-up environments;
- b. In which clean air and dark skies are prized and protected;
- c. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- d. Which values the nature of farming and the role it plays in the community, and accepts the sounds and smells of a working farm;
- e. That provide visual landscapes that are traditionally found in rural areas and communities;
- f. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- g. That generally do not require extensive municipal services; and
- h. That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

Short term rental - A short-term rental, or vacation rental, is the renting out of a room, furnished home, apartment or other dwelling unit for a short-term stay less than 30 days at a time.

Steep slope - Land areas where the slope exceeds 15%.

SWOT – An acronym that stands for Strengths, Weaknesses, Opportunities, and Threats. It is a technique to organize data and information about the community and is used to ensure that goals and strategies match the features that the community desires to preserve, as well as ideas that offer opportunities, and features that could be a long-term threat to the values of the community.

Type I for SEQR – An action undertaken by a municipality, such as subdivision approval, site plan approval, or special use approval that is identified in Section 617.4 of 6 NYCRR Part 617 (SEQRA). A Type I action is also one that is defined by New York

State or the local municipality as one that is more likely to have adverse environmental impacts than other actions.