

Ancram Comprehensive Plan

Updated 2019 Plan

Part II – Appendices

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In addition to the over 100 residents who participated in the Comp Plan Review Workshops last spring, and the 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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Appendix 1: Existing Conditions and Community Profile

Historical Overview ¹

The Town of Ancram is located in the southeastern section of Columbia County and borders Connecticut and Massachusetts. The City of Hudson is approximately 20 miles to the northwest, the City of Albany approximately 50 miles to the northwest and the City and Town of Poughkeepsie approximately 35 miles to the southwest. There are three hamlets within the Town: Ancram, Ancramdale, and Boston Corner.

The town was founded in 1803 and was originally part of Gallatin. In 1814, Ancram separated from Gallatin and became an independent town. The name was derived from the Livingston homestead in Anchoram, Scotland. Robert Livingston, first Lord of the Manor, was the son of a Scotch clergyman, born in Anchoram, Scotland, in 1654. The town comprises 27,000 of the total 160,000 acres the Livingston family had held from the initial grant by the English Crown in 1686. Philip Livingston, grandson of Robert, founded the first iron works in 1743, the only one of its kind on the banks of the Roeliff Jansen Kill and in the New York Colony. There were four forges, a blast furnace and a refinery forge that employed 75 to 100 men at full operation. Three iron mines and a lead mine in the area supported the iron works.

The Ancram iron works later became important as an early defense plant. The Ancram forge produced iron used to make the cannon balls for the Continental artillery as well as for the links of a great chain that stretched across the Hudson River between Anthony's Nose and Fort Montgomery to keep the British fleet from sailing up the Hudson to West Point.

This iron works, located in what is now the Ancram hamlet, became a paper mill in 1858 and still operates as a paper mill today. It is the longest continuously operating paper mill in New York State and one of the largest employers in Columbia County.

By 1852, the railroads had come to Boston Corner. There were three, including the Harlem, the CNE and the P&E. At this time, Boston Corner was still a part of Massachusetts, but was isolated from the state by the Taconic Range and was without any effective law enforcement. The combination of access by rail and no effective law enforcement made Boston Corner a favorite spot for illegal boxing, which led to the great boxing match that lasted 38 rounds between "Yankee" Sullivan and John Morrissey. Ten thousand sports fans arrived by railroad and took over the small village for two days. Influenced by the chaos of this incident, the State of Massachusetts ceded Boston Corner to New York in May 1855. Congress ratified the transaction January 1856 and the Town of Ancram annexed Boston Corner on April 13, 1857.

Prior to European colonization, the area had been occupied for thousands of years by varying indigenous cultures. Historic Native American nations included the Mahican and Wappinger. The first European residents of Ancram were mostly farmers who arrived here in 1740-1741

¹ The information in this historical overview was based on an article titled "A History of Ancram" by Hilary Masters in the 1990 edition of *A History of the Roeliff Jansen Area*. Masters' review was based on materials prepared by Ethel Miller and revised by Clara Van Tassel. For additional information on the history of Ancram, see the History section of town website (www.townofancram.org). References to Native Americans from https://en.wikipedia.org/wiki/Ancram,_New_York

when Livingston brought several families over from Scotland. The majority of the farmers grew crops, mainly wheat, on leased land. Part of the crop was paid as rent to the Lord of the Manor.

Modern dairy farming came to Ancram with the railroads. In 1872, rail service was extended from Boston Corner to Ancram Lead Mines (now called Ancramdale). Town supervisor Jacob Miller took cans of milk down to the train station in Ancramdale and shipped them to Boston Corner and then on to New York City on the Harlem line.

In 1875, the railroad was extended to the hamlet of Ancram, providing access to the New York City market for Ancram farmers as well. Stimulated by the ability to ship milk by rail to New York, more farmers focused on dairy farming and created the large dairy herds that have successfully dominated farming in the Town of Ancram ever since the railroads arrived in the mid-1870s.

During the second half of the 1800s, Ancram supported stores, blacksmith shops, hotels, milk plants (one of which is now the Town Garage), a tin shop, and carriage makers. Four churches were built, and Ancram was considered by many as a prosperous community.

Telephone service came to town in 1901. Electricity was brought to the Ancram Lead Mines and Ancram around 1924. In 1930, Ancram Lead Mines changed its name to Ancramdale.

There were 14 district schools in Ancram that were centralized in 1930 with Roeliff Jansen Central and Pine Plains Central schools. The two-room schoolhouse in Ancram on Route 7 (District No. 10) remained in service under the Roeliff Jansen School system until 1968 when it closed. In 1975, this building became the Town Hall and Courthouse, and remained as such until the new Town Hall and Courthouse was built in 2003. Today the building is privately owned.

Population Analysis

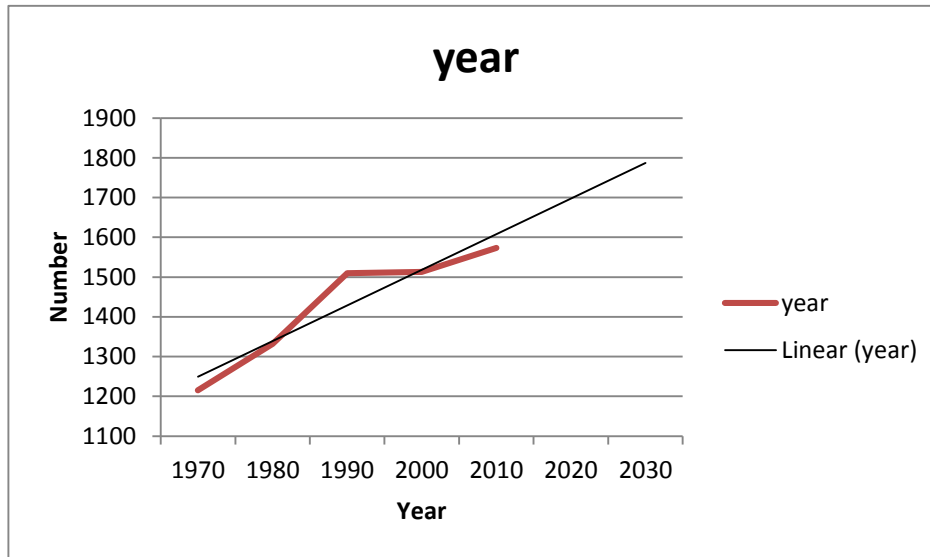
The population in the Town of Ancram increased 4.2% between 1990 and 2010. However, almost no growth in population occurred between 1990 and 2000. However the 20-year increase, higher than that seen in Columbia County, is lower than New York State as a whole, and is much lower than the United States as a whole. In 2010, the U.S. Decennial Census recorded 1,573 persons in Ancram.

Table 1: Population Changes from 1990 to 2010

Area	1990	2000	2010	1990-2010 Change
United States	248,710,000	281,421,906	308,745,539	24.1%
New York State	17,990,455	18,976,457	19,229,752	6.9%
Columbia County	62,982	63,094	63,096	0.18%
Town of Ancram	1,510	1,513	1,573	4.2%

The population of Ancram was estimated at 1,418 in 2016 by the U.S. Census American Community Survey. Using information showing trends since 1970, the population is estimated to grow to about 1,780 people in the year 2030, as shown below. (The original 1970s development plan for Ancram estimated a 1990 population of 1,815 people.)

Figure 1: Population Changes



Since 1990, Ancram has experienced a steep decline in the number of very young people (under five years of age) but increases in all other age groups (Table 2). The highest increase is in the 65-year and older group. In 2010, very young children made up 3.8 percent of the population. The median age has risen from 36.0 years to 43.3 years (a common occurrence throughout New York State). See Table 5A and the related discussion for a review of 2016 American Community Survey (ACS) data. About 19 percent of the Town's population is more than 65 years old. Compared to the County and New York State, Ancram has fewer young people (as a percentage of the total population) and more middle age to older people (Table 3).

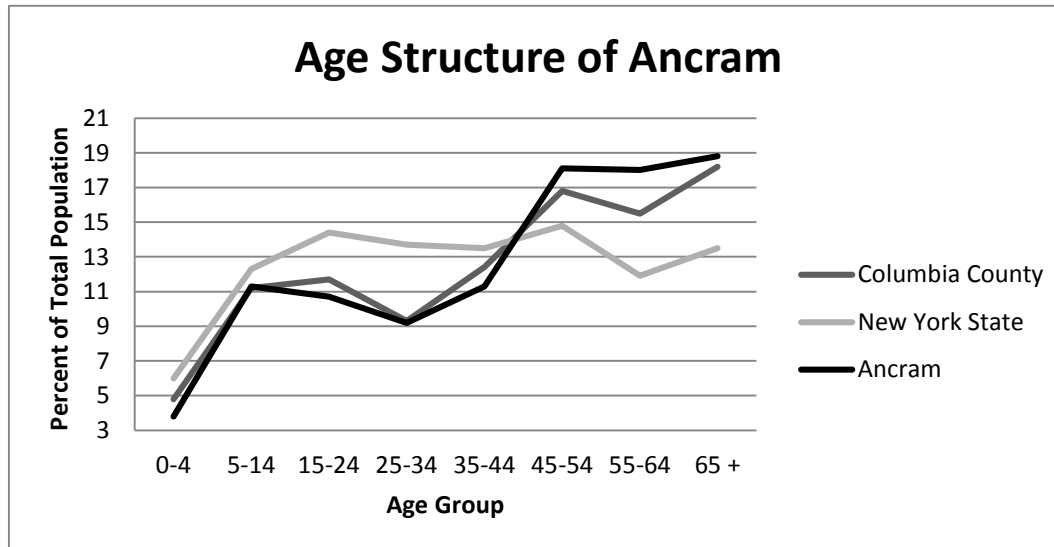
Table 2: Age Distribution 1990 - 2010

Age Group	Population			
	1990	2000	2010	1990 to 2010 Change
Under 5 years	121 (8%)	66 (4.4%)	59 (3.8%)	- 51.2%
18 years and older	1,124 (74.4%)	1,174 (77%)	1,284 (81.6%)	14.2%
65 years and older	212 (14%)	259 (17.1%)	296 (18.8%)	39.6%
Median Age	36.0	42.2	43.3	20.3%

Table 3: Comparison of Age Distribution, Percent of Total Population, 2010

	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65 +
Ancram	3.8	11.3	10.7	9.2	11.3	18.1	18	18.8
Columbia County	4.8	11.2	11.7	9.3	12.4	16.8	15.5	18.2
New York State	6.0	12.3	14.4	13.7	13.5	14.8	11.9	13.5

Figure 2: Percent of Population by Age Characteristics



Tables 4 and 5 show several other population characteristics in Ancram. While population has increased 4.2 percent since 1990, the number of households in Town has risen at a different rate (18.2 percent). This is another common demographic shift seen in many rural communities where population rises little or moderately, but the increase in households rises faster.

Table 4: Population Data Town of Ancram

	1990	2000	2010	1990 to 2010 Change
Total Population	1,510	1,513	1,573	4.2%
No. of Households	559	595	661	18.2%
Total No. of Families	400	431	449	12.3%
No. of Married Couple Families	328	349	354	7.9%
No. of Female Head of Household	49	51	56	14.3%

Compared to nearby towns, Ancram had the second youngest median age (43.3 years) at the time of the 2010 Decennial Census. Table 5 shows that in many ways, there are many similarities and differences between Ancram and its neighbors. Compared to neighboring towns, the Town of Ancram:

- has the second highest median value of housing (Taghkanic is higher),
- is mid-scale for percent of owner-occupied units (Pine Plains and Copake are lower),
- has the second lowest percent of population in labor force (Copake is slightly lower),
- has the second highest percentage of individuals below poverty rate (Copake is higher),
- has the second highest vacancy rate of housing units (Copake is higher), and
- has fewer young people (as a percentage of the total population) and more middle age to older people.

Table 5: Comparison of Other Demographic Characteristics of the Town of Ancram to Other Adjacent Towns (2010, US Decennial Census)

	Town of Ancram	Town of Pine Plains	Town of Gallatin	Town of Copake	Town of Taghkanic
Total Population	1,573	2,473	1,668	3,615	1,310
Median Age	43.3	42.5	46.1	45.8	48.3
Percent of Population Over 65 Years	16.9%	17.4%	16.9%	17.9%	19.2%
Number Housing Units	1,010	1,284	1,035	2,382	814
Number Vacant Housing Units²	349 (34.6%)	86 (13.4%)	331 (33.3%)	966 (40.6%)	278 (34.2%)

	Town of Ancram	Town of Pine Plains	Town of Gallatin	Town of Copake	Town of Taghkanic
Population 25 years and older	1,184	1,765	1,242	2,625	1,002
Percent of Population in Labor Force	64.4%	66.9%	76.6%	63.2%	68.1%
Percent owner occupied units	79.7%	70.1%	84.7%	75.2%	86.8%
Median Household Income	\$59,844	\$54,519	\$65,083	\$68,929	\$69,167
Individuals Below Poverty Level	115 (7.3%)	233 (3.7%)	84 (6.2%)	261 (8.3%)	100 (3.5%)
Median Value Single Family Home	\$248,800	\$232,000	\$155,000	\$215,900	\$293,900

- 2 Vacant Housing Units. A housing unit is vacant if no one is living in it at the time of the interview. A house is not considered vacant if the occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed, and final usable floors are in place. Vacant units are excluded from the census if they are exposed to the elements, that is, if the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned. Also excluded are units being used entirely for nonresidential purposes, such as a store or an office, or units used for the storage of business supplies or inventory, machinery, or agricultural products. Vacant sleeping rooms in lodging houses, transient accommodations, barracks, and other units not defined as housing units are not included in the statistics in this report.

Table 5A: Comparison of Population and Age Characteristics of the Town of Ancram to Other Adjacent Towns (2016, American Community Survey*)

	Town of Ancram	Town of Pine Plains	Town of Gallatin	Town of Copake	Town of Taghkanic
Total Population	1,418	2,601	1,792	3,547	1,156
Median Age	52.4	43.9	50.4	47.7	53.2
Percent of Population Over 65 Years	13.8%	18.8%	20.7%	19.2%	28.6%

*American Community Survey (ACS) 5-Year estimates; Percent Margin of Error in this case ranges as high as +/- 5.8%.

The American Community Survey (from the US Census Bureau) projects estimated population on a yearly basis. Some of the potential trends that may affect Ancram that are revealed through that data include:

- The median age in the Town of Ancram at the Census mark of 2010 was 43.3 years. The American Fact Finder for 2016 (the most recent year available) shows a median age of 52.4 years for Ancram. Over a period of six years since 2010 the median age in Ancram increased by nine years.
- The median age in the Town of Gallatin rose from 41.7 to 50.4 years according to the survey. The Town of Taghkanic shows an increase from 41.1 to 44.4 years old for median age during this six-year period.
- The median age in the Town of Pine Plains is shown to have decreased from 50.1 to 42.7 years from 2010 to 2016. The Town of Copake, though, shows a decline in median age from 48.7 to 47.7 for this period.

It is important to note that 2010 US Decennial Census information can differ from the figures noted on the American Community Survey for the same year because the Census is an actual count and the Community Survey is a projection.

Table 6 illustrates Ancram's very low density compared to other places. Compared to the County, State and country, Ancram has the:

- lowest percent of owner-occupied units,
- the second highest median value of housing (NYS is higher),
- the highest unemployment rate,
- the lowest poverty rate, and
- the highest vacancy rate of housing units (significantly higher at 34.6%).

We believe this relatively high percentage of vacant housing units reflects the Town's high percentage of weekend and part-time residents, who either were not in Ancram when the 2010 census was taken or who listed somewhere else as their primary residence. The Town also has

the lowest percent of households headed by females, and the highest percentage of families as married couples. In fact, the majority of families in Ancram are married couples (67.9 percent).

Table 6: Comparison of Demographics of the Region in 2010

	United States	New York State	Columbia County	Town of Ancram
Land Area (square miles)	3,531,905	47,126	635	42.5
No. residents per square mile	87.4	411	99	.027
Percent married couple families	48.4%	63.5%	63.4%	67.9%
Percent female householder families	13.1%	14.9%	10.6%	8.5%
Percent owner occupied units	65.1%	53.3%	71.6%	52.4%
Median value of housing unit	\$188,400	\$303,900	\$221,900	\$248,800
Unemployment rate	7.9%	7.5%	6.6%	8.1%
Percent of all persons below poverty level	18.3%	14.2%	13.4%	9.2%
Vacant status of housing units**	11.4%	9.7%	21.0%	34.6%

** Vacant housing units are believed to be owned by part time residents who were not in residence when the census was taken, or who listed their primary residence as somewhere else.

NOTE: When comparing population density between the 2000 and the 2010 Census, there were changes in the sampling area for the Town of Ancram.

When the Census Bureau takes a census count (or enumeration), they specify the boundaries of the area to be counted. This sampling area is a polygon and it may or may not match the geographical boundaries. The 2010 Census shows that the total area for Ancram was 42.74 square miles [110.7 km²]. Of this total, 42.48 square miles [110 km²] is land, with the balance (0.61%) being water (0.26 square miles [0.7 km²]).

The 2000 Census shows a total area of 42.76 square miles [110.8 km²]. Of this total, only a minor percentage of the area is covered by water. While generally coinciding with the GPS location (latitude/longitude) of Ancram, the latitude and longitude given by the Census Bureau actually indicates the GPS location of the polygon for Ancram.

Housing Characteristics

Census data from 1990 - 2010 illustrates several trends. The number of housing units increased since 1990. In 2010, there were 1,010 housing units, compared to 1990 when there were 370 year-round homes along with 80 mobile homes. In 2010 about 52 % of units were owner-occupied, and about 34 percent were vacant.

Although the number of vacant housing units fell between 1990 and 2000 that number increased between 2000 and 2010. Therefore the number of housing units in the twenty year period from 1990 to 2010 remained steady. By 2000, almost all housing units in Ancram were single-unit, detached structures. There were very few two-family and three- to four- family units and no large multi-family units. Between 1990 and 2000, the number of mobile home units in Town remained steady at around 140. These trends continued into 2010, except that mobile homes dropped in number.

Figure 3: Housing Characteristics

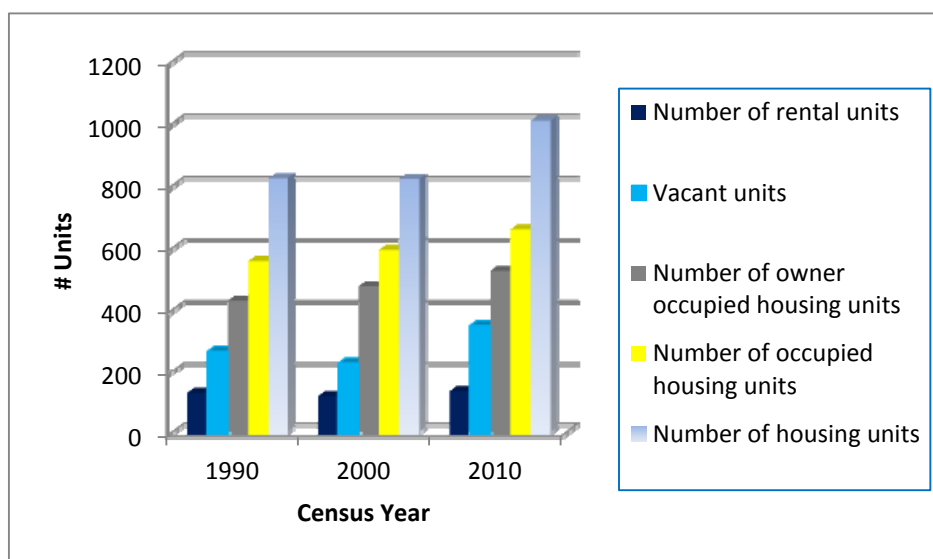
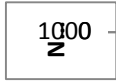


Figure 4: Type of Housing Units in Ancram



About 18 percent of all housing units in Town are rentals. Both rents and housing values have greatly increased in the last 20 years. For example, since 1990, housing values have increased 137.6 percent.

Table 7: Housing Data - Town of Ancram, 1990 - 2010

Housing Characteristics	1990	2000	2010	1990 to 2010 % Change
Number of housing units	825	823	945	14.5%
Number of occupied housing units	559	595	637	14.0%
Number of owner occupied housing units	431	478	465	7.9%
Number of rental units	128	117	172	34.3%
Vacant units	266	228	308	15.8%
Numbers & Type of Unit:				
1 unit, detached	637	644	719	12.9%

Housing Characteristics	1990	2000	2010	1990 to 2010 % Change
Continued from Previous Page				
2 units	23	31	46	100%
3-4 units	0	2	10	NA
5-9 units	0	0	0	0
10-19 units	0	0	0	0
Mobile homes/ trailers	142	140	105	-26.1%
Housing value, median	\$104,700	\$118,000	\$248,800	137.0%
Rental prices, median gross rent	\$444.00	\$705.00	\$1,013.00	128.2%
* No. of Residents living in same house in last five years	740	949	NA	NA
*living in same county	120	184	NA	NA
*-living in different county, same state	342	233	NA	NA
*- living in different state	49	41	NA	NA

*For 2010 categories some categories were deleted and others added; including *Living in same house 1 year ago*, and *Region* by the US Census Bureau.

Housing Affordability

There are several ways to determine if housing is generally affordable in a community. One method is to determine the *rental index*. This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30 percent of a household's monthly income.

In 2010, the average monthly rental rate in Ancram was \$1,013, and the median household income was \$59,844, which yields about \$4,987 of income per month. Thirty percent of that income is \$1,496, which means that the average household could afford the average \$1,013 per month in rent because the average renter is paying less than 30 percent of their income for housing. Therefore, Ancram renters with income levels close to and above the median income level could find affordable rental housing. However, for very young households, and the very oldest households, rents were not affordable. As shown on Table 8 below, 49% of Columbia County renters are unable to afford a two-bedroom apartment.

A second method to determine affordability is to look at the *ratio between the median value of a single-family house and median household income*. Nationally, a ratio of two or less is considered to be affordable. The affordability ratio for Ancram is calculated as: \$ \$248,800

(median value of homes in 2010, from census data) divided by \$59,844 (median household income), or 4.15. This figure is above the desired ratio of two and indicates affordability issues for average income families.

Data from local real estate agents indicated that there were 14 house sales in 2007 in Ancram averaging \$271,000. These prices likely were a reflection of the impact of the housing bubble, which had effectively doubled home prices and assessed values in Ancram for the prior 10 years or so. Housing data for Ancram as of the 2017 American Community Survey showed 13% of Ancram's homes valued between \$300,000 and \$400,000; 8% of homes valued between \$400,000 and \$500,000; 10% of homes valued between \$500,000 and \$750,000; 5% of homes valued between \$750,000 and \$1,000,000; 4% of homes valued between \$1,000,000 to \$1,500,000; another 4% valued at \$1,500,000 to \$2,000,000 and 4% of homes valued at \$2,000,000 or more.

A third method to determine affordability is the *purchase price multiplier*. This method looks at the maximum mortgage approval amount likely to be given to potential homebuyers, which is usually about 2.25 times annual income. Based on the 2016 median income, this approach indicates the median income household could afford a house costing \$134,649, assuming a 10 percent down payment. This is much lower than the price that houses are selling for today, therefore this scenario also reinforces the problem of affordability in Ancram. In 2016 the median household income for the Town was \$65,577. Using the median home value of \$248,800, the affordability ratio is 3.79. Again, this figure is above the desired ratio of two and indicates affordability issues for average income families.

For those who earn less than the median income level, however, the situation is more severe. Households earning \$30,000 today could only afford a home costing around \$67,500, illustrating the difficulty that approximately one-third of Ancram's households could have in purchasing a home in Ancram.

Affordable Housing Wage Data for New York State vs. Columbia County

Table 8 details affordable housing and wage data for Columbia County as compared to New York State. This level of detail is not available for towns. Comparing this information (2018) to that from 2006 confirms the above affordability information: housing costs are increasing for all types of housing and they are higher than 30% of average income, which is greater than what is considered affordable for housing in the area. The table also shows that minimum wage workers would need to have more than one and sometimes more than 2 jobs to afford the averaged priced home or rental.

Table 8: Affordable Housing and Wage Data for 2018

Affordable Housing Data (1)	Columbia County	New York State
Minimum wage	\$10.40	\$10.40
Estimated mean renter wage	\$10.33	\$24.23
Estimated median renter household income	\$33,422	\$43,248
Rent affordable at median renter household income	\$836	\$1,081
Rent affordable at 30% of AMI (Area Median Income)	\$571	\$604
Rent affordable with full-time job paying min wage	\$541	\$541
Rent affordable with full-time job paying mean renter wage	\$537	\$1,260
Rent affordable to SSI recipient (Supplemental Security Income)	\$251	\$251
Income needed to afford 0 bdrm FMR (Family Median Rental)	\$28,360	\$50,390
Income needed to afford 1 bdrm FMR	\$29,840	\$53,377
Income needed to afford 2 bdrm FMR	\$38,040	\$62,454
Income needed to afford 3 bdrm FMR	\$49,840	\$79,667
Income needed to afford 4 bdrm FMR	\$53,000	\$86,344
Housing Wage for 0 bdrm FMR	\$13.63	\$24.23
Housing Wage for 1 bdrm FMR	\$14.35	\$25.66
Housing Wage for 2 bdrm FMR	\$18.29	\$30.03
Housing Wage for 3 bdrm FMR	\$23.96	\$38.30
Housing Wage for 4 bdrm FMR	\$25.48	\$41.51
Work hours per week at min. wage needed to afford 0 bdrm FMR	52	93
Work hours per week at min. wage needed to afford 1 bdrm FMR	55	99
Work hours per week at min. wage needed to afford 2 bdrm FMR	70	115
Work hours per week at min. wage needed to afford 3 bdrm FMR	92	147
Work hours per week at min. wage needed to afford 4 bdrm FMR	98	160
Work hours per week at mean renter wage needed to afford 0 bdrm FMR	53	40
Work hours per week at mean renter wage needed to afford 1 bdrm FMR	56	42
Work hours per week at mean renter wage needed to afford 2 bdrm FMR	71	50
Work hours per week at mean renter wage needed to afford 3 bdrm FMR	93	63
Work hours per week at mean renter wage needed to afford 4 bdrm FMR	99	69

Source: Website: National Low Income Housing Coalition – Out of Reach 2018. See Box below for notes related to this chart. <https://nlihc.org/orr>

Table Footnotes

1. HUD Area Median Income, 2018
2. Annual income of 30% of area median income or less is the federal standard for Extremely Low Income households. Does not include HUD-specific adjustments.
3. "Affordable" rents represent the generally accepted standard of spending not more than 30% of income on housing costs.
4. HUD, 2018; final as of October 1.
5. Census 2010 median renter household income, adjusted to a 2018 value using HUD's income adjustment factor.
6. Estimated by comparing the percent of renter median household income required to afford the two-bedroom FMR to the percent distribution of renter household income as a percent of the median within the state, as measured using 2010 American Community Survey Public Use Microdata Sample. States are the most local level for which these data are available.
7. Estimated mean renter wage is based on Bureau of Labor Statistics data and adjusted using the ratio of renter to total household income reported in Census 2010.

Physical and Environmental Features

Water Features and Wetlands

Parts of eight watersheds can be found in Ancram. The Roeliff Jansen Kill Watershed and the Punch Brook Watershed encompass most of the land mass in Ancram. Others include the Prechey Hollow Brook, Noster Kill, Bashbish Brook, Shekomoko Creek, Suydam Creek, and the Webutuck Creek watersheds. (See Subwatershed map, page 70).

Both New York State's Department of Environmental Conservation (DEC) and National Wetland Inventory (NWI) wetlands have been mapped in Ancram. Most are found associated with the various creeks, especially along the Roeliff Jansen Kill and the Punch Brook. The Drowned Land Swamp represents a large complex of wetlands found along the Punch Brook. (See Water Features Map, page 65.) Many of the small tributaries to these streams also have smaller wetlands associated with them. Many of the mapped 100-year floodplain areas are coincident with mapped wetlands.

Several open bodies of water can be found in Ancram in the north-central part of Town around Long Lake. Other small ponds are scattered throughout the area. (See Water Features map page 65.)

Ground Water Study

The New York Rural Water Association (NYRWA) has prepared a Groundwater Protection Plan in cooperation with Community Planning & Environmental Associates of Berne, New York, and the Town of Ancram Comprehensive Planning Committee. The plan:

- maps the groundwater resources and aquifers of Ancram,
- identifies potential sources of contamination,
- evaluates the susceptibility to contamination and future growth, and
- outlines potential protection strategies.

Ancram straddles two distinct physiographic regions. The western two-thirds of Ancram are located in the Hudson Valley section of the Valley and Ridge physiographic province and are drained principally by the Roeliff Jansen Kill and its tributaries. The eastern one-third of Ancram lies within the more rugged Taconic section of the New England physiographic province. A significant portion of this area is part of the Tenmile River watershed.

More than 90 percent of the residences and businesses in Ancram use bedrock wells. These wells have a median depth of 259 feet and a median depth of casing of 28 feet. Nearly one-half of all Ancram bedrock wells (46%) yield less than five gallons per minute, which ranks as the minimum well yield necessary for Federal Housing Administration (FHA) insured loans for new construction.

Most low-yielding wells are found in areas underlain by the Walloomsac Formation (see Figure 5). This formation consists largely of black slate and underlies the majority of the upland areas of Town (particularly in the Hudson Valley physiographic section). The median well yield in the

Walloomsac Formation is only 3.75 gallons per minute, and approximately one quarter of residents in Ancram with wells in the Walloomsac Formation report that they have insufficient water. Similarly, 27.5 percent of all wells drilled in the Walloomsac yield one gallon per minute or less and would be deemed unsuitable for four-bedroom homes according to New York State Department of Health guidelines (see Executive Figure 1). Many residents relying upon the Walloomsac Formation extend the depth of their wells or provide supplemental storage tanks in an attempt to meet peak demand periods.

The other major bedrock unit in Ancram, referred to as the Wappinger-Stockbridge Group carbonates, has a median well yield of eight gallons per minute. This rock type is found across much of the lower elevations in Ancram such as in the valleys of the Roeliff Jansen Kill, Punch Brook, and the Noster Kill (see Figure 1). Only five to 10 percent of residents with wells in the carbonate rocks report water quantity problems and/or yields of one gallon per minute or less. Higher yields are found in the carbonate rocks due to the presence of enlarged openings along fractures, joints, and bedding planes. Documented yields of at least 65 gallons per minute have been found in the Wappinger-Stockbridge Group carbonates in Ancram.

More than 70 percent of households in Ancram report water quality problems, largely the nuisance of hard water. Hard water is particularly common in wells tapping the carbonate rocks. Odor problems are more commonly associated with the Walloomsac Formation, which likely comes from sulfide minerals associated with the rock type.

NYRWA has mapped a number of unconsolidated (sand and gravel) aquifers in Ancram (see Figure 2). Although these aquifers are not being widely utilized for water supply purposes, there are two areas where shallow wells are commonly used: near the Lower Rhoda Pond-Long Lake area and in and around Ancramdale (Executive Figure 6). Wells in these areas produce high quantities of water (in excess of 30 gallons per minute) but are vulnerable to contamination. Deeper sand and gravel aquifer deposits have been documented in the hamlet of Ancram and a few other areas in the Town of Ancram. These deposits are better protected from contamination due to the presence of overlying silt and clay. Subsurface data is lacking in many areas to fully characterize the water-bearing properties of the sand and gravel aquifers. It is apparent that very high yielding wells can be constructed in many of the unconsolidated aquifers if screens are properly installed and developed.

Although the Town of Ancram does not currently own or operate any municipal water system, there are public water systems in Town. These privately-owned systems serve residents in the Long Lake community, as well as employees, patrons, and guests at several other establishments.

No health-based violations have been reported at the nine active public water supply systems in Town. It is important to recognize the presence of public water systems in Ancram. The potential impacts on these water systems should be considered when making land use decisions. Groundwater resources are susceptible to contamination from a variety of manmade sources that can be associated with present or future land uses. An inventory of regulated facilities and higher risk land uses revealed a number of regulated wastewater discharges in the Roeliff Jansen Kill watershed in Town. In addition, there are several past and present sand and gravel mining operations in Ancram.

Development involves a number of potential groundwater resource issues such as water supply, wastewater treatment, impervious surfaces and storm water systems, and improper waste

disposal and spills. Based upon estimated recharge rates, NYRWA recommends that the density of equivalent single family residential septic systems should not exceed an average of one per 3.5 acres. In addition, the distance between on-site water wells and septic systems should be closely observed to ensure adherence with New York State standards and to protect water quality.

NYRWA delineated areas in Ancram with hydrogeologic sensitivity, i.e., areas where ground water could be easily and quickly impacted by surface activities (see Figure 7). In order to prioritize subsequent protection efforts, NYRWA further identified privately-held, undeveloped parcels that had areas of high to very high hydrogeologic sensitivity. These areas are at the highest risk of water quality impacts from new development.

Floodplains

One-hundred-year-old floodplains are found along the entire length of the Roeliff Jansen Kill, Bash Kill, and Noster Kill creeks as they flow through Ancram. Further, another 100-year-old floodplain is designated along the Punch Brook from near where it crosses County Route 3, and through the Drowned Land Swamp north to the Jansen Kill.

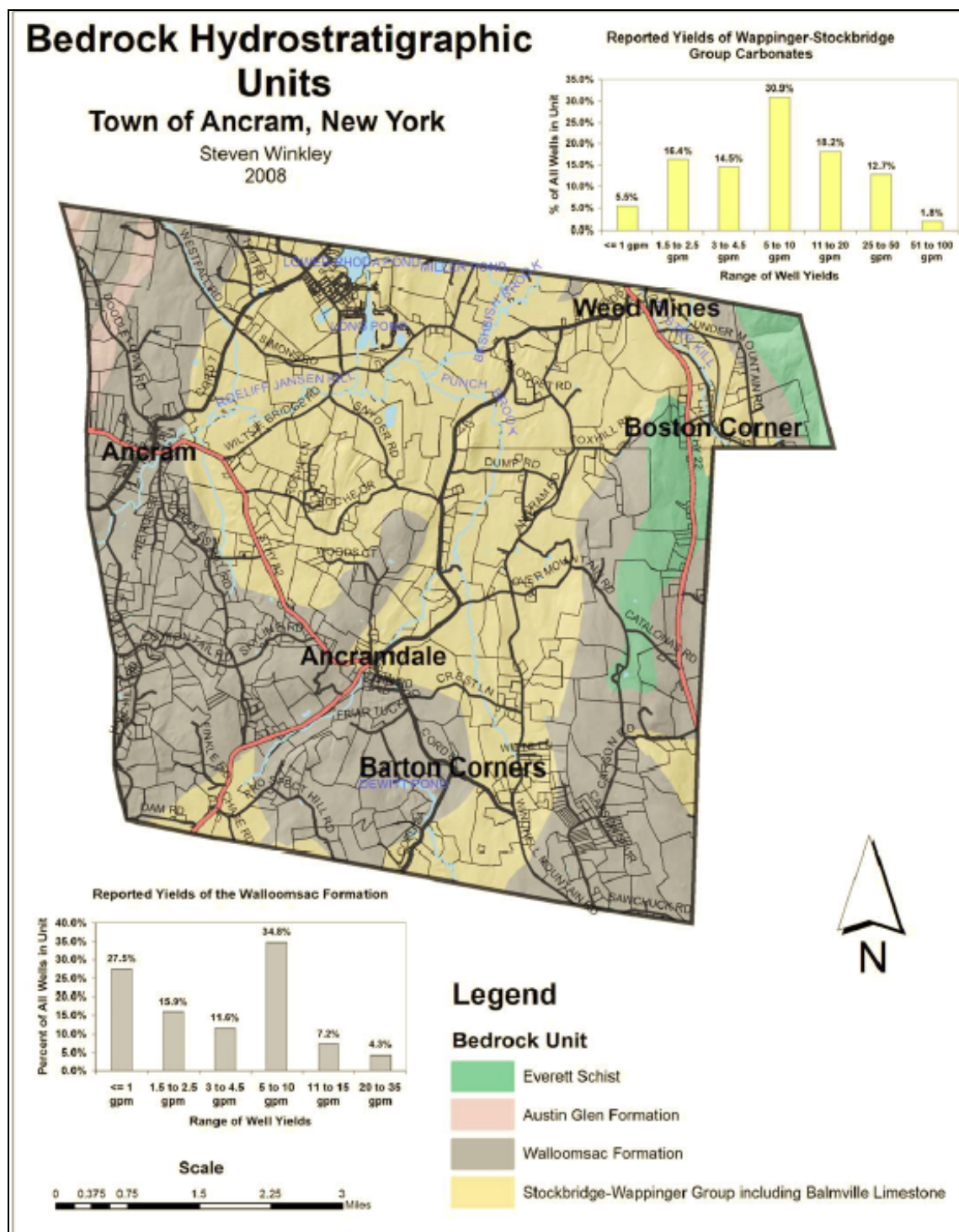


Figure 5. Bedrock Hydrostratigraphic Units from Ancram Groundwater Study. Full versions of this map can be found on Town Website in Groundwater Study.

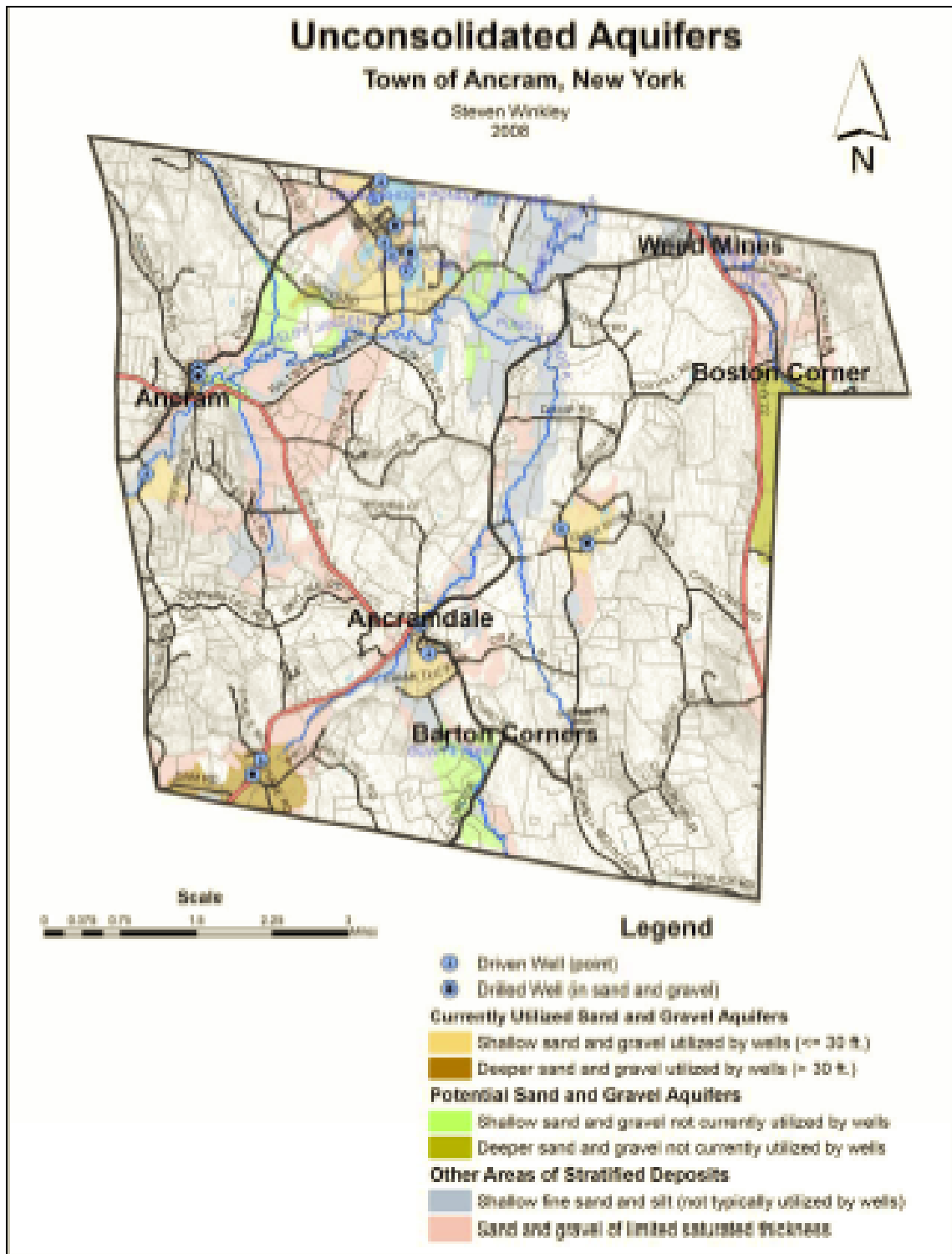


Figure 6. Unconsolidated Aquifers from Ancram Groundwater Study. Full versions of this map can be found on Town Website in Groundwater Study.

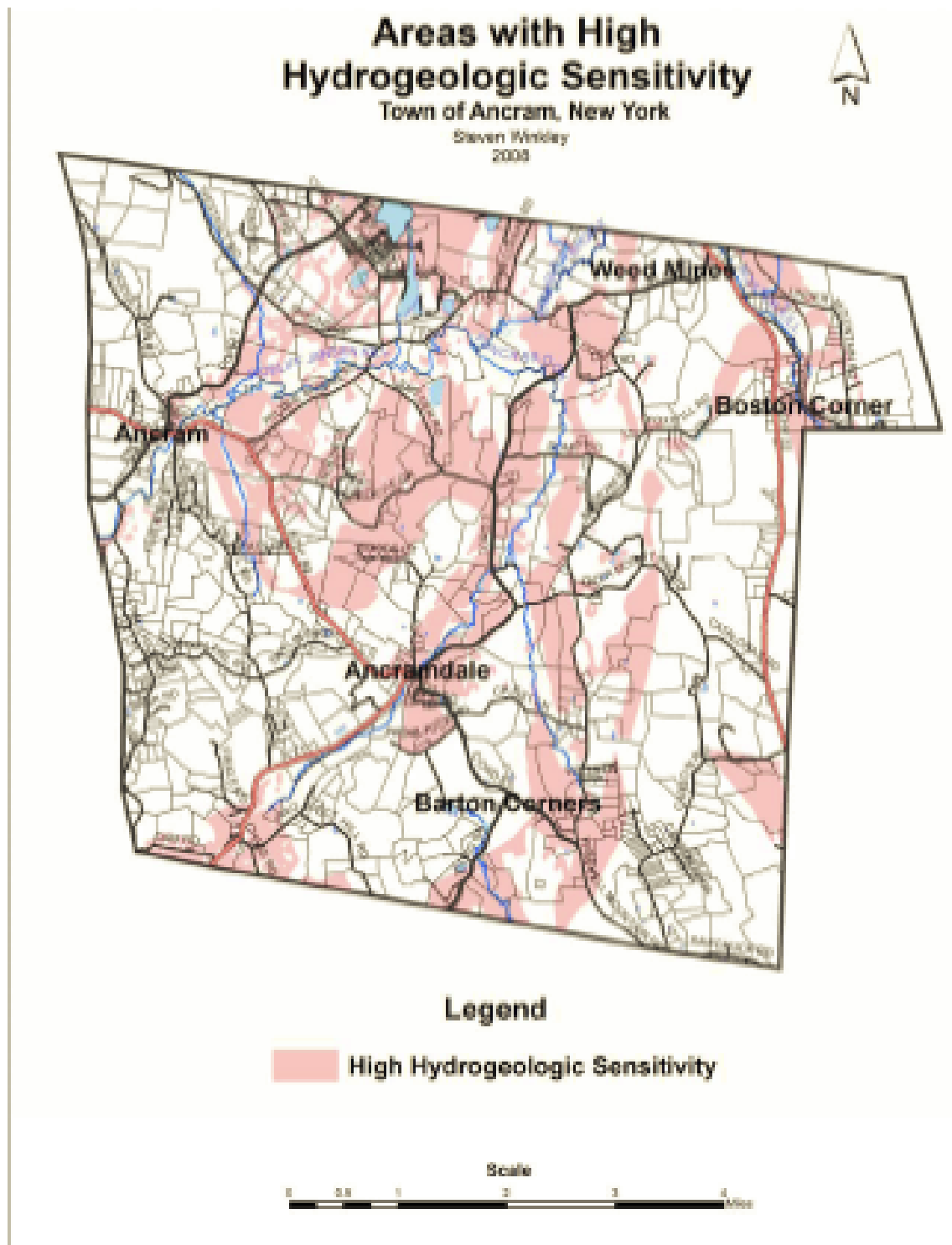


Figure 7. Areas with High Hydrogeologic Sensitivity from Ancram Groundwater Study. Full versions of this map can be found on Town Website in Groundwater Study.

Scenic Resources

The Town of Ancram has a scenic corridor included as an overlay district in the Town zoning law. This corridor is along NYS Route 22 and establishes several development standards to protect the scenic quality of this area. Development standards apply to major subdivisions and require undisturbed buffers along the road.

Other identified scenic areas include the following:

- Fox Hill Road looking west
- Saw Chuck Road looking west
- Cottontail Road looking north
- Taconic State Park
- Drowned Land Swamp
- Round Ball Mountain
- Undermountain Road looking west

In 2000, the Ancram Scenic Byway Committee completed work on a nomination for an Ancram Scenic Byway. This corridor was proposed as Route 82, Route 8, and Route 3 in Ancram with three smaller “Backway Corridors” along Wiltsie Bridge, Sawchuck, and Undermountain Roads. This Byway Corridor nomination included an inventory of scenic resources, vision statement, goals, public participation and other corridor management planning strategies. This study was followed up in 2003, when the Town of Ancram developed a Scenic Resource Protection Plan. The following is a list of scenic resources in Town from that Scenic Resource Protection Plan:

- Harlem Valley Rail Trail
- Old Croken
- Drowned Lands Swamp and Punch Brook
- Columbia County Route 7
- Old Free Cemetery
- Union Cemetery
- Simons General Store
- Stone Arch Bridge
- Livingston Family Mansion
- Boston Corner
- NYS Route 22
- Ancram Hamlet
- Ancramdale Hamlet
- Saint John’s Church
- Columbia County Rt 3 from Ancramdale north to NYS Route 22
- Columbia County Rt 8 (Winchell Mountain Road)
- Roeliff-Jansen Kill Trail
- Alander Trailhead
- Ancramdale Presbyterian Church, 1847
- Columbia County Rt 8A from southern Town line (with Northeast) north to County Rt 8

Topography, Slopes and Ridgelines

The topography map (page 67) clearly shows the major topographic features of the town: There are significant valleys along the Roeliff Jansen Kill, Punch Brook, and Noster Kill, surrounded by increasing elevation.

Highest elevations exist on a ridge that runs along the eastern boundary of Ancram. Valley elevations range from 500 to 600 feet. The ridgelines found in the northwestern corner of town and those in the center between the Roeliff Jansen Kill and Punch Brook valleys range in elevation from 800 to 1000 feet above sea level.

The major ridge bounded by State Highway 22 and East Ancram/Winchell Mountain Roads varies from 700 feet to 1300 feet above sea level. Within these ridge areas, numerous steep slopes can be found (See Steep Slopes map, page 68.) Most slopes range from 15 to 25 percent slope but there are many hillside areas with slopes in excess of 25 percent. Most of the steepest slopes are found along the eastern boundary of Ancram east of Under Mountain Road and are part of the Taconic Ridge. Here, elevations range from 800 to 2000 feet with significant slopes over 25 percent.

Surficial geologic features mirror these topographic features. Soil deposits from streams and from past glaciers (called fluvial and glaciofluvial deposits) follow along the stream channels of the Roeliff Jansen Kill and Punch Brook. A large north-south area of bedrock follows along the steep hillsides in the eastern portion of Ancram. The majority of town is composed of till (soil deposited beneath the glacial ice that used to cover the area.)

Soils

A major portion of the Town also contains soil types that can not absorb sewage effluent from septic tanks in great amounts. This type of soil is classified by geologists as severe. The soil type problems encountered are rockiness, thin soil mantel or lack of depth to bedrock, or lack of permeability. Wet soils, such as are found associated with wetlands and other locations along the many creeks found in Ancram also have difficulty absorbing effluent.

Prime farmland soils and soils of statewide significance are typically not found on steep slopes or in higher elevations. These soils, which make up the most productive farmland soils in Ancram, can be found closely associated with the valley soils of the Roeliff Jansen Kill, Punch Brook, and Shekomeko Creek. There are more than 3,000 acres of prime farmland soils and 7,844 acres of soils of statewide importance.

Ecological Data

Ancram lies within two significant biodiversity areas identified by New York State's Department of Environmental Conservation's Hudson River Estuary Program: the Harlem Valley Calcareous Wetlands, and the Taconic Ridge. Tables 9-10 list the known species and ecosystems of conservation concern in the Town.

Harlem Valley

From the Wildlife and Habitat Conservation Framework (Penhollow et al., 2006)²:

“The Harlem Valley Calcareous Wetlands are composed of the valleys and adjacent ridges in the Taconic Highlands. Wetland communities include red maple-hardwood swamp, floodplain forest, fens, and shallow emergent marsh. These areas contain high quality habitat for a number of wetland-dependent species and some of the best bog turtle habitat in the Hudson River Valley. This area also includes adjacent upland ridge and ledge habitat that is especially important for northern copperhead, timber rattlesnake, and five lined skink.” The Eastern half of Ancram to the Taconic Ridge is identified in the report for its significant biological resources.

Many natural areas and wildlife of conservation concern are found in the Harlem Valley portion of Ancram. Large wetlands and wetland complexes are found throughout the central part of town, most of which are protected by New York State. Known high quality wetlands include two high quality red maple-tamarack peat swamps (50 and 70 acres), a 69-acre shallow emergent marsh with good diversity, and a 2.8-acre rich shrub fen on the border with the Town of Northeast. Large populations of swamp birch, handsome sedge, and marsh valerian are associated with these wetlands. Wildlife known to use the wetlands include the spotted turtle (in abundance), bog turtle (federally threatened), a rare noctuid moth, and spotted salamander. Timber rattlesnakes (state threatened) are associated with the Taconic Ridge, but use habitat in the Harlem Valley seasonally for foraging on rodents.

Taconic Ridge

The Taconic Ridge runs along New York’s border with Massachusetts in Rensselaer and Columbia Counties. The region is identified as significant for its large forest blocks and associated wildlife. The portion of Ancram on the Massachusetts border is part of the Taconic Ridge which here is a part of the Taconic State Park. Four high quality forest types are found here: hemlock-northern hardwood forest, maple-basswood mesic forest, Appalachian oak-hickory forest, and chestnut-oak forest. Timber rattlesnakes (state threatened) are found on the Ridge as well.

Eastern Ancram

In eastern Ancram, there are two records of the New England Cottontail, which is a federal candidate for listing under the Endangered Species Act and a NYS Species of Special Concern. Additionally, spotted turtles have been found as well.

Historic Records

Historic records are those plants and animals that were present in the past, but haven’t been found in recent years. It is useful to be aware of these plants and animals because the sites where they were already known have been lost to the town. The NY endangered awned sedge (1936) was found in a pond south of Miller Pond. The handsome sedge (state threatened) was

² Hudson River Estuary Wildlife and Habitat Conservation Framework, 2006, Mark E. Penhollow, Paul G. Jensen and Leslie A. Zucker

found near the Ancram Lead Mine. And an Indiana bat (federally endangered) hibernaculum was known from a limestone cave near the border with Town of Northeast (1939).

Thirty-seven bird species of conservation concern from the 2000-2005 Breeding Bird Atlas are listed for the Town of Ancram. Conservation concern is determined by inclusion on the Audubon NY Responsibility Species for the Hudson Valley (see: www.nyaudubon.org). Of these, six are listed as a Hudson Valley Conservation Priority species: the blue-winged warbler, least bittern, prairie warbler, willow flycatcher, wood thrush, and the worm-eating warbler. In addition, three bird species are listed as a New York State Species of Special Concern: Cooper's hawk, grasshopper sparrow, and sharp-shinned hawk. The least bittern is also listed as a New York State Threatened Species.

Four species of reptiles and amphibians are listed as Species of Conservation Concern. Conservation concern is determined by inclusion on the list of New York State Species of Greatest Conservation Need or vernal pool indicator species. (Data from New York State Amphibian and Reptile Atlas, see: www.dec.ny.gov). The bog turtle is a New York State endangered species and a federally threatened species. The spotted turtle is a species of special concern, and the timber rattlesnake is a threatened species.

Data from the New York Natural Heritage Program database (see: www.nynhp.org) also lists rare plants, animals, and significant ecosystems found in Ancram. These are listed in Table 9 below. For more information on the species and habitats found in this list, see www.acris.nynhp.org.

Table 9: Rare Plants, Animals and Significant Ecosystems

Common Name	Scientific Name	NYS listing	Notes
Rare plants			
handsome sedge	<i>Carex formosa</i>	Threatened	State rarity rank is S2
marsh valerian	<i>Valeriana uliginosa</i>	Endangered	State rarity rank is S1S2 in 2017
swamp birch	<i>Betula pumila</i>	Threatened	State rarity rank is
Rare animals			
bog turtle	<i>Glyptemys muhlenbergii</i>	Endangered	Federally threatened
New England Cottontail	<i>Sylvilagus transitionalis</i>	Species of Special Concern	Federal candidate species Removed from list in September 2015
a noctuid moth (Heterocampa varia)	<i>Fagitana littera</i> (marsh fern moth)		Heterocampa varia is a Species of Special Concern in NYS
Timber Rattlesnake	<i>Crotalus horridus</i>	Threatened	

Common Name	Scientific Name	NYS listing	Notes
Significant Ecosystems			
Appalachian oak-hickory forest			high quality common ecosystem
chestnut-oak forest			high quality common ecosystem
hemlock-northern hardwood forest			high quality common ecosystem
maple-basswood mesic forest			high quality common ecosystem
red maple-tamarack peat swamp			rare ecosystem
rich shrub fen			rare ecosystem
shallow emergent marsh			high quality common ecosystem
Historic Records			
Awned sedge	<i>Carex atherodes Spreng.</i>	Endangered	State rarity rank is S3
Handsome sedge	<i>Carex formosa</i>	Threatened	State rarity rank is S2
Indiana Bat	<i>Myotis sodalis</i>	Endangered	Federally endangered

Biodiversity in Ancram ³

In January of 2015 the Town of Ancram Natural Resources Conservation Plan (NRCP) was adopted (Hudsonia Ltd. & The Town of Ancram Conservation Advisory Council, 2015)⁴. This Plan considers a large array of factors associated with water, intact ecosystems, and recreational, scenic, and farmland resources. Developing the Plan involved a process of assessment and prioritization, and the conclusions are intended to help landowners, developers, town agencies, and others manage lands and locate and design new land uses in ways that both benefit their projects and help to sustain the town's natural assets.

The following general conservation targets have been identified for the purposes of the Natural Resources Conservation Plan:

- Enduring features
- Water resources

³ This section is taken from information received from the Ancram Biodiversity Report completed in 2012 by several trained volunteers.

⁴ Town of Ancram Natural Resource Conservation Plan, prepared by Hudsonia LTD, and the Town of Ancram Conservation Advisory Council, 2015.

- Biological resources
- Farmland resources
- Scenic and recreational resources

The term “enduring features” refers to “the parts of the landscape that resist change” (Austin et al. 2013). These are the hills and valleys, the bedrock, and surficial glacial deposits—the features that are substantially unaffected by human land uses, wildfires, droughts, floods, hurricanes, climate change, and other significant events that alter the land surface. These constitute the foundation upon which everything else has developed, and they strongly influence all aspects of the biological and physical world. For the purposes of this Plan, we consider three kinds of enduring features to be significant for conservation:

- bedrock (the variety of bedrock types throughout Ancram)
- surficial materials (the gravel, sand, silt, clay, and peat that sits on top of the bedrock)
- landforms (mountaintops, hillsides, and valleys)

These enduring features act as effective “surrogates” for the species, communities, and processes that sustain our ecosystems (Austin et al. 2013).

Ancram’s enduring features—its bedrock, surficial geology, and topography—are depicted in the maps and figures contained within the NRCP (see maps pages 81 through 88 of this updated plan). General measures for conservation of enduring features are as follows:

- Protect lands representing the full range of elevations in the town.
- Protect areas representing all the types of bedrock and surficial geology in the town.
- Protect areas representing all the significant landforms in the town—mountains, hillsides, valleys.
- Protect broad landscape connections between all of the above protected areas wherever possible.

A major goal of the NRCP is the conservation of surface water and groundwater resources, including volumes, availability, accessibility, and quality of water in streams, wetlands, ponds, lakes, and groundwater. The effects of development and climate change on watersheds and floodplains are discussed in the NRCP.

Regarding biological resources, Ancram is concerned with the long-term protection of landscapes, ecosystems, habitats, and species of conservation concern, and in fostering resiliency of local ecosystems to existing and new environmental stresses brought on by climate change.

The NRCP envisions the protection of large, broadly-connected areas representing all elevational gradients and significant landforms (such as mountain and hill summits, side slopes, ravines, high- and low-elevation valleys), bedrock types, soil types, and hydrological conditions, and seeks to maximize the connectivity of intact habitat areas. This approach will help to maintain and protect important biodiversity elements in the present and will provide the greatest opportunities for future adaptation and safe migration of wildlife and plants to suitable habitats in a rapidly changing environment.

With respect to ecologically significant habitats, the NRCP notes that since 2010 a changing group of volunteers—the biodiversity assessment team—including members of the Ancram planning board, zoning board of appeals, conservation advisory council, and other interested citizens, has been developing a town-wide map of ecologically significant habitats (page 83). Through 2013 the map was complete for approximately 50 percent of the town, Twenty-five habitat types have been identified and mapped to date (Table 10).

Table 10. Ecologically Significant Habitats Identified by the Ancram Biodiversity Assessment Team in Ancram.

Upland Habitats	Wetland Habitats
Upland hardwood forest	Hardwood & shrub swamp
Upland mixed forest	Mixed forested swamp
Upland conifer forest	Kettle pond
Cool ravine	Kettle shrub pool
Crest/ledge/talus	Intermittent woodland pool
Oak-heath barren	Wet meadow
Red cedar woodland	Calcareous wet meadow
Upland shrubland	Fen
Upland meadow	Marsh
Orchard/plantation	Beaver pond
Waste ground	Spring/seep
Cultural habitat	Constructed pond
	Open water

These include both common habitats such as upland hardwood forests, upland meadows, and hardwood swamps, and less common habitats such as kettle shrub pools, fens, cool ravines, and oak-heath barrens. They also include habitats such as “waste ground” which refers to highly disturbed areas such as mines, where topsoil and vegetation have been removed, but there are no structures or pavement. Once the disturbance has ceased, these places can become very important for biodiversity, used, for example, by turtles and bank swallows for nesting, and by rare pioneer plants. “Cultural” habitats such as golf courses or ballfields have little habitat value while they are intensively managed, but once abandoned for a couple of years can develop into valuable meadow habitats. We identify them as “ecologically significant” more for their potential future value than their current value. Some of the habitats and related significance are described within the NRCP.

The Town of Ancram Habitat Summary listed plants, animals, and ecological communities of conservation concern known to occur in the town, based on data obtained from the New York Natural Heritage Program, the New York Amphibian and Reptile Atlas, the New York Breeding Bird Atlas, and the Farmscape Ecology Program. These lists are not exhaustive; there have been no comprehensive surveys of the town, and we expect that other rare, uncommon, and declining species are also present. The Farmscape Ecology Program has documented at least 16 species of county-rare butterflies, dragonflies, and damselflies in surveys of specific properties in Ancram. The Hudson River Estuary Program prepared a similar Habitat Summary for the Town of Copake (Haeckel 2014) ⁵, and listed some Copake records of additional species of conservation concern; many of these are likely to occur in Ancram also; for example, eastern small-footed bat, red-shouldered hawk, whip-poor-will,

⁵ Town of Copake Habitat Summary, Prepared by I. Haeckel, 2015.

wood turtle, blue-spotted salamander, and Jefferson salamander (all listed as Species of Special Concern), and northern black racer (listed as Species of Greatest Conservation Need).

Doodletown Wildlife Management Area (WMA)

The primary purposes of Doodletown Wildlife Management Area (WMA) are for wildlife management, wildlife habitat management, and wildlife-dependent recreation. This 690-acre WMA, acquired in 2017, is primarily forested with semi-mature to mature forest stands of oak, maple, birch, and aspen. Several wetlands and vernal pools are scattered throughout the property providing breeding and nursery habitat for many species of amphibians. This WMA is located within the Southern Columbia County Focus Area for New England cottontail, a species of special concern in New York.

Doodletown WMA, situated along the western edge of the Taconic Range, is characterized by rocky, forested hills made up of marble, limestone, slate, and iron. The topography is made up of flat-topped hills and sloping ravines. Mining of iron in this area was important to the early economy; agriculture and farming now characterize much of the landscape surrounding Doodletown WMA.

The New York Natural Heritage Program (NYNHP) has identified so-called “Important Areas” for biodiversity throughout the state. Some of these “areas important for the health of rare plants, rare animals, and significant ecosystems” occur in the Town of Ancram (see pages 81 through 88 and other maps in the NRCP). The Important Areas were identified through analysis of known occurrences of rare plants and animals, their life histories and habitats, and the physical and hydrological features of the landscape.

The NYNHP Important Areas and DEC Significant Biodiversity Areas data are intended to guide conservation planning, environmental reviews of land development projects, and other land use decision-making, but neither of these designations has any regulatory power. The purpose of the designation is to alert landowners, developers, municipal agencies, and other land use decision-makers to the potential for impacts to rare species and rare communities, so that the most sensitive areas can be protected. During project review, the Planning Board uses this information to help identify sensitive areas that need to be protected during development.

When new land uses are contemplated, the NYNHP encourages people to contact them to learn more about the particular elements of concern in the vicinity. (This inquiry is part of Ancram’s standard procedures for any project in the SEQR [State Environmental Quality Review] process.) The Important Areas are not to be interpreted, however, as the only areas of conservation concern, or the only areas where rare species may occur. Many parts of the landscape have never been surveyed for significant habitats or rare species, so no one knows the other places used by rare species. Moreover, the Important Areas map (see page 87) were created several years ago so do not include the most up-to-date information on known rare species occurrences. For these reasons, the Important Areas maps should never be used as a substitute for onsite habitat assessments or rare species surveys where such

studies are warranted. Nonetheless, the NYNHP Important Areas maps as included in the NRCP are a useful depiction of areas of known importance for rare plants and animals.

Town of Ancram Financial Condition

Spending from 2010 through 2018 totaled \$13.8 million, averaging about \$1.53 million per year. Spending in 2019 is budgeted at \$1.45 million, including a contingent account reserve of \$130,000, which will be added to the Town's fund balance reserve for future major capital spending. Excluding the contingent account reserve, spending on normal town operations is budgeted at \$1.32 million in 2019.

About 70% of town spending, or about \$9.6 million of the \$13.8 million spent over the last 9 years, was spent for the Highway Department on road and culvert repairs and maintenance, snow removal, equipment investments, equipment repairs and maintenance and on a new garage and salt shed. During the 2010-2018 period the town borrowed and repaid \$800,000 to build the new town garage and salt shed and to buy two new plow trucks.

Town property taxes have dropped about 10% from 2010 to 2019 from \$849,000 to \$766,000. Town property taxes have been reduced in 7 of the last 9 years and will be reduced again by 1% in 2019.

Major capital investments from 2010 to 2018 totaled \$2 million and included:

- \$600,000 for a new garage and salt shed
- \$1,150,000 for new highway equipment
- \$265,000 for the Pats Rd and Hall Hill culverts, which were partially funded with a \$220,000 DEC grant

Planned capital investments over the next 5 years total \$1.1 million and include

- New Highway equipment - \$850,000
- Highway shed - \$50,000
- Repaving the Town Hall parking lot - \$100,000
- Other projects - \$100,000

The Town started 2010 with \$739,000 in cash reserve funds and expects to end 2018 with about \$840,000 in cash reserve funds. These funds are used to support major capital investments with minimum borrowing, as working capital to finance grant award projects that must be completed and paid for before we can claim reimbursement and to protect the town from any sudden, unexpected and uncontrollable negative revenue or cost variances.

The following table summarizes major revenue, expense, debt and cash reserve data over the 2010-2019 period.

Cultural and Historic Resources

Parks and Recreation

Town-owned recreational facilities include the Blass Memorial Park located at 1304 County Route 7 in the center of Ancram. The Park, which is the site of the Ancram Kids Camp, has a ball field, the town pool, and a basketball court. Blass Memorial Park is also the site of the Ancram Kids Camp. Both the town pool, built in 1961 and the Kids Camp, started in 2011, are free to Ancram families. They both operate in July and August. The Camp and Pool programs offer a combination of indoor and outdoor activities including swimming lessons, field trips, environmental experiences and arts and crafts. Other activities at the Park include informal basketball games and a summer BBQ and pool parties. Ancram does not have an organized youth baseball team, so residents participate in programs in Copake or Pine Plains.

The trail head of the Alander Hiking Trail, a part of the Taconic State Park System, and the Harlem Valley Rail Trail both can be accessed from Undermountain Road in Boston Corner.

Undermountain Road also features the nine-hole Undermountain Golf Course. In addition, Ancram has several horseback riding facilities, which provide lessons and trail rides, and a paint ball course.

The Ancram Opera House, located at 1330 County Route 7, was erected in 1927 as Ancram Grange #955, a chapter of the National Grange of the Patrons of Husbandry, to address the social, educational and economic concerns of the region's farmers. In 1972, the building was repurposed and renamed the Ancram Opera House as an arts venue. Over the years, a variety of performances, film showings, vaudeville acts, lectures and social gatherings have taken place.

Reorganized under new leadership and formally incorporated as a not-for-profit organization in 2015, Ancram Opera House is inspired by the aspirations of the grange movement and envisions meaningful encounters through the performing arts that forge connection and community. Ancram Opera House believes performances—conceived, created and experienced in its small, intimate space—offer the possibility for real exchange, instill a sense of place and contribute to healthier and happier lives. AOH also looks to Ancram's pastoral character to nurture fervent artistic creation.

AOH presents an annual season comprised of innovative, contemporary theatrical productions and alternative musical cabarets with leading professional artists at work today; Real People Real Stories, featuring local residents telling true personal stories; acting classes for aspiring theater artists and community members; and free workshops and events for young people and adults.

Roeliff Jansen Community Library.

On November 6, 2010 the new Roeliff Jansen Community Library opened its doors to the public following ten years of planning and twenty months of construction. The new building is designed to be a model for green energy savings and more than doubles the square footage of the previous library (in Hillsdale). The funds to construct the new library came from a mix of

private donations, federal, state and foundation grants and bank loans. No local tax money was used to build the library.

The RJCL is registered with the Board of Regents of the University of the State of New York as an Association Library. A board of Trustees administers the operation of the library, which is governed by board-approved written by-laws and policies.

The RJCL is chartered to serve the three towns of Ancram, Copake and Hillsdale. The overarching goal of the library is to enhance the knowledge, skills, and talents of the towns' residents by offering not only books and magazines, but also a multitude of free resources, programs, and activities that appeal to different ages, interests, and needs. These resources include but are not limited to: audiobooks, e-books, movies, music, museum passes, public computers, printers and scanners, Wi-Fi, FAX and photocopier service, musical concerts, writing classes, children's reading programs, exercise classes and so much more. A full calendar of events and library offerings can be accessed at the library website (roejanlibrary.org).

Data collected in September 2018 showed that over one-third (585) of Ancram's 1500 residents possess a library card. By the third quarter of 2018, Ancram residents had checked out over 4,000 items from the library, and these physical items alone – ignoring electronic items and other free library programs and services – saved them over \$51,000.

In 2018, the Ancram Town Board appropriated \$17,500 in support of the Roe Jan Community Library to help sustain this essential community resource enjoyed by so many Ancram residents.

Public Recreation Areas

Columbia Land Conservancy owns and manages the Overmountain Conservation Area. This public conservation area of 1,700 acres include Round Ball Mountain (100 acres), Fox Hill (200 acres) and Kite Hill (1,300 acre). According to a CLC press release about the area, the expansive property with 10 trails follows the ridgeline above the Harlem Valley, and with the entire Hudson Valley in between, boasts spectacular views of the Taconic Range to the east and Catskill Mountains to the west. It includes several hundred acres of meadow – important for grassland birds - along with scenic vistas, forestland, ponds, streams and wetlands. The property also includes several hundred acres of productive farmland. The area is open for public use.

Other existing public recreation features in Ancram include:

- Hiking trails in the Taconic State Park — the Robert Brook Trail and the Alander Brook Trail originating at Under Mountain Road.
- Deer hunting and turkey hunting in season in the Taconic State Park and at the Doodletown Wildlife Management Area (NYS hunting license required).
- Harlem Valley Rail Trail, paved and open for use from Under Mountain Road north to Copake Falls Station. Construction on a long-planned extension was slated to begin in 2018; the 8-mile extension will run north from Millerton to Under Mountain Road in

Ancram. The trail is available for walking, running, cycling, wheel-chair use, and cross-country skiing.

- Hiking/biking trails at the Round Ball Mountain and Drowned Lands public conservation areas.
- Mountain biking in the Round Ball Mountain Public Conservation Area. Round Ball Mountain is the only public-accessible area in Ancram for mountain biking. It has approximately two miles of intermediate-level trails that are also used by hikers, skiers, and snow bikers.
- “Fishing on the Roe Jan Kill is accessible to the public on Route 3.”
- Unpaved public roads throughout the town for biking and walking (and skiing before they are plowed).
- Snowmobiling and ATV use are not permitted on public-access lands in Ancram. Because of their contributions to noise and air pollution, damage to soils, and disturbance to wildlife, their use is often discouraged in ecologically sensitive areas.
- Several horseback riding stables exist.
- Undermountain Golf course.
- The Catamount Ski Area is about 10 miles north of Ancram, in Copake.

According to the Town of Ancram Natural Resources Conservation Plan (NRCP), the town recognizes that outdoor recreation is an important part of family and community life. Local recreation opportunities improve the daily lives of residents, attract visitors, and benefit local businesses, and can serve to strengthen people’s connections to and appreciation for the land. The kinds of public outdoor recreation best suited to Ancram are those that take advantage of natural landscapes and cultural features while protecting intact the resources of conservation concern.

Schools

There are no public school facilities located in Ancram. Primary school districts serving the Town of Ancram include Pine Plains, Taconic Hills, and Webutuck. The data below comes from the New York State Department of Education annual School Reports.

Table 11. Enrollment Figures for School Districts Serving the Town of Ancram from 2000 to 2016

School District	2000 to 2001	2001 to 2002	2002 to 2003	2003 to 2004	2004 to 2005	2005 to 2006
Pine Plains	1491	1491	1472	1420	1393	1334
Taconic Hills	1885	1868	1874	1871	1833	1762
Webutuck	944	927	876	887	871	891
	2006 to 2007	2007 to 2008	2008 to 2009	2009 to 2010	2010 to 2011	2011 to 2012
Pine Plains	1280	1234	1182	1126	1108	1073
Taconic Hills	1694	1718	1611	1543	1510	1490
Webutuck	866	836	829	792	771	757

School District	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017
Pine Plains	1016	978	921	924	903
Taconic Hills	1434	1403	1377	1329	1345
Webutuck	737	757	735	737	708

Table 12. School Information for Districts Serving the Town of Ancram, 2002 to 2006

	Pine Plains		Taconic Hills		Webutuck	
	2008 to 2009	2011 to 2012	2008 to 2009	2011 to 2012	2008 to 2009	2011 to 2012
Attendance Rate	94	94	93	93	96	94
Suspension Rate	2	3	5	5	4	6
# with Reduced Lunch	9	10	12	11	13	16
# Teachers	105	96	163	125	82	75

	Pine Plains		Taconic Hills		Webutuck	
	2013 to 2014	2016 to 2017	2013 to 2014	2016 to 2017	2013 to 2014	2016 to 2017
Attendance Rate	94	94	93	93	94	93
Suspension Rate	4	6	6	7	4	5
# with Reduced Lunch	9	7	14	9	12	12
# Teachers	92	95	126	136	71	68

Table 13. Educational Attainment Town of Ancram (25 years and older)

Educational Attainment	1990	2000	2010	1990 to 2010 Change
Less than high school diploma	232	227	186	-19.8%
High school diploma	347	428	471	35.7%
College, no degree	104	146	116	11.5%
Associates, Bachelor's degree or higher	198	198	334	68.7%

Community Organizations

The following community organizations provide services in the Town of Ancram:

Ancram Preservation Group (APG) was founded in September 2000. The APG is a private not-for-profit corporation devoted to promoting and advocating the architectural, economic, cultural, and historic vitality of the Ancram community through historic preservation, as well as cultural and educational programming in partnership with other community groups. APG believes a significant part of the community's identity is embodied in its historical structures. These structures serve as a living testament to the individuals and the shared heritage that created this community.

APG believes there is more at stake in preservation than simply saving old buildings. It maintains that the viability of Ancram as a living and vital community depends upon the continuity that preservation seeks to achieve. APG is a volunteer organization made up of concerned citizens who care deeply about Ancram's history and its future. By coordinating its efforts with the Town's long-term goals and needs and by focusing the energies of its many volunteers, APG seeks to preserve the reality of neighbors helping each other to improve their community.

Ancramdale Neighbors Helping Neighbors Association is a registered 501c3 charitable organization focused on providing assistance to local residents in need. Formed in 2006 by a group of concerned local volunteers, ANHNA's grass root, direct help programs are supported entirely by annual donations from the Ancram township community. Programs include a local food pantry with weekly food deliveries to the township's food insecure families, Ancram Summer Camp Free Lunch program, holiday food baskets, yearly Ancram student education and adult vocational education grants, an annual drive for school supplies, emergency fuel assistance, car repairs and medical co-pay assistance. In addition, the group provides assistance and advocacy in gaining access to the wider range of public assistance programs, helping local residents navigate these application processes.

St. John's Lutheran Church was founded in 1847. The historical honor for missionary work in Ancram is due to the Reverend Christopher Hartwick, founder of Hartwick Seminary. From 1746 to 1757, Reverend Harwick was pastor of St. Peter's Church in Rhinebeck, New York. His Church records show names of Ancram or vicinity people to whom he administered the Lord's Supper in 1746. The records also show baptisms in Ancram. It appears that Reverend Hartwick attempted to build a Lutheran Church in Ancram, but it was not until a century later that the Church was built. The original cost of the Church was \$2,400. Improvements were made in 1854 and a parsonage was built in 1853.

Extensive improvements were also made in the 1980s. In 2000, the Church joined St. John's Lutheran, Manorton, and Christ Lutheran, Viewmonte, in the newly formed Lutheran Parish of Southern Columbia County. Church members continue to offer generous contributions for the congregation and church buildings. The Church celebrated its 160th Anniversary in 2007. The Church periodically hosts community dinners.

Ancramdale Presbyterian Church was built in the summer of 1847, about two miles northwest of Ancram Lead Mines on Ancram Road (now Route 82). It was built as a Union Church, and the

Lutherans were entitled to use the building. It is documented as the first church in the Town of Ancram with a membership of 25 persons.

In 1859, the building was taken down, moved and rebuilt at its present location on land given by William Tanner. This entire project cost \$1,150. The Church was rededicated in June 1860 and named the Ancram Lead Mines Presbyterian Church. In June 1887, land was deeded to the Church by Mr. and Mrs. William Pulver so that a parsonage could be built. Many revival tent meetings were held between 1877 and 1878 bringing 23 new members to the Church.

In 1919 the interior of the Church was redecorated and the plain glass windows and shutters were replaced by the present day leaded stained glass windows. Kerosene lamps were also installed for evening services. The last resident pastor was Rev. William Nagle from 1914-1919. Morning and evening services were held during this time. Every three years a July 4th supper of cold fried chicken was served in the horse shed, after a thorough cleaning before the event.

The Church celebrated its 100th anniversary in July 1947. The congregation redecorated the interior of the sanctuary, including the current paint scheme, green carpeting and red upholstery.

In 1956, Floyd Barton offered the church the building known as Barton's Hall. The Church tore this building down and all the usable lumber helped construct the fellowship hall and Sunday school rooms. The extra land for the structure was also given by Mr. Barton. On May 19, 1957, the Education and Fellowship wing was dedicated.

In 1997, the session commissioned the restoration of the deteriorating plaster walls in the sanctuary. A special process was used to under grid the walls, then re-plaster and re-paint using the 1948 colors, patterns and stencils.

Recently, the Church has accomplished many projects including the painting of the interior of the fellowship wing, the replacement of all three roofs and the sanding and refinishing of the original Barton Hall floors. The Church periodically hosts community dinners.

Historic Structures and Landscapes

Ancram Hamlet: The Town of Ancram has one approved state and national historic district – the Ancram Hamlet Historic District. It was nominated and approved as a State-listed Historic District in 2016 and as a National-listed Historic District in 2017 which includes 27 parcels. According to the New York State Historic Preservation Office, the following structures in Ancram Hamlet were listed on the national and state historic registers in the year listed in parentheses: the (Simons General Store) was listed on the national and state historic registers in 1973. St. John's Lutheran Church (2010) and the Silvernail House (2011). Simons General Store and St. John's Lutheran Church are included within this historic district. The majority of the 27 parcels which are included within the

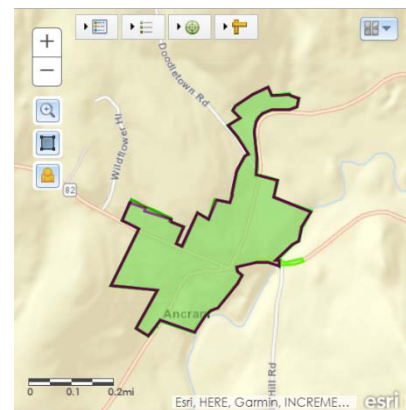


Figure 5: Ancram Historic District

district boundary are located adjacent to two roads, Columbia County Route 7 and New York Route 82. These two routes intersect one another near the historic core of the hamlet, where a small commercial center developed historically. There are additionally a small number of historic properties located on Doodletown Road (Columbia County Route 8), on the northwest side of the Ancram historic district.

Ancramdale: Efforts are currently underway to nominate and designate an 18 parcel historic district.

Table 14: Other Historical Resources

Location/Site
Ancram Opera House
Boston Corner Historic Area
J Strauss Atheneum
Site of Ancram Iron Works
Weed Mines
North of Over Mountain Rd; Punch Brook
7027 East Arcade Rd Michael Satchell Farm
NY 82 Ancram Paper Co. Bridge Ancram: Spans Roeliff Jansen Kill
NY 82 Ancram Paper Mill, Ancram, South Side, Roeliff Jansen Kill; East Side
Route 8 Hotel Ancramdale North Side; At Rte 3; East Side
Route 8 Octagon House West Side; At Maple Ln
Town Rd Ancramdale Milk Receiving Plant Southwest Side; .5 Mi South Of Ancramdale Hamlet

There are three areas within Ancram identified by the New York State Historic Preservation Office as being archaeologically sensitive areas. These include the Ancramdale lead mines, Weed Mines, and in Ancram. Several other potentially historic sites have been identified and included on the state listing (see Table 14) but all need further investigation as to their eligibility for inclusion on the historic register.

The Ancram Historic Vestibule, an exhibition space, was created in the Town Hall. Thanks to the talents of local contractors and craftsmen, the vestibule was re-imagined and transformed into a warm, welcoming space, featuring new lighting, rustic barn-board walls, a hand-stenciled floor, glass display case, and signage. A photographic frieze of both vintage and recent images by Ancram photographer B Docktor encircles the space and provides a permanent touch of color and legacy to the installation.

Our past exhibits have included:

- One-Room Schoolhouses
- Railroads
- Family Farms
- Conservation & Natural Resources
- Ancram Veterans

Future themes planned for the Historic Vestibule include:

- Ancram From A-Z
- Churches and Cemeteries
- Textiles & Documents
- Children in Ancram

The exhibits highlight visual elements chosen by our Town Historian, with supporting materials provided by the community. Some of our artifacts are singular treasures; such as a large hand-painted vintage banner from one of our 13 one-room schoolhouses.

Other relics are more ephemeral but equally deserving of preservation; such as railroad timetables, embroidery patterns, and vintage menus from church suppers. Sometimes current-day photos of people/places/things in Ancram are featured. Exhibits include both visuals and text, designed for a quick look-see, or a more leisurely in-depth visit.

The debut of each exhibit is observed with a town gathering that includes one or all of the following: speakers, music, entertainment and always refreshments.

Community Facilities and Infrastructure

Transportation and Highway

Town Roads

There are 55.2 miles of Town roads in Ancram. Seventy percent of town roads are oil/stone, and the remainder are gravel. The Department's annual budget for 2018 was \$835,350 including state aid. The Town Highway Department is managed by an elected highway superintendent. In 2018, there were four regular employees and one additional part-time employee as needed. The Department has two primary buildings at Maple Lane/Town Road. One is in the former Borden milk factory renovated in 2011, which is used for storing sand and salt. The other is an equipment storage/shop building enlarged and renovated in 2010. The Town operates five trucks ranging in age from four to 18 years old, all of which have plows/wings. Three other smaller trucks are used as well, two of which have plows and one is sander equipped. Other equipment includes a backhoe, tractor and mower updated in 2017, wood chipper, pay loader, grader updated in 2018, roller, and other various small maintenance equipment.

According to the Highway Department, there is a need to replace large trucks over 15 years of age. The Town has an eight-year maintenance plan for all roads, but this needs updating. The Town has formal agreements with Columbia County for winter snow removal on Route 8 (Winchell Mountain) and informal shared services for summer highway paving such as sharing trucks and staff with Copake, Hillsdale, Northeast, Taghkanic and Gallatin. Also, the Department has taken on grounds maintenance for the town parks and Town Hall.

County Roads

Columbia County has recorded traffic counts on County Routes 3, 7, 8 and 8A in Ancram for many years. In 2006, except for County Route 7, the other roads all had shown increases in average daily traffic over the years data has been collected. Although in 2015 there was no traffic count for Route 7 in Ancram, the 2015 traffic count in the Town of Gallatin for Route 7 on the stretch of road from Route 11 to the Ancram town line noted only 536 vehicles.

In 2006, Route 3 showed 1049 total cars near the Route 22 intersection and 677 cars near the Route 82 intersection. In 2015 a traffic count taken on Route 3, starting at County Route 73 and ending at State Route 22, indicated the presence of only 349 vehicles.

The 2015 traffic count for Routes 8/8A started at County Route 8A and ended at State Route 82. This count noted 1,025 vehicles. Overall, traffic increases show similarities to those on state roads (see Table 15 below) with increased traffic flows towards Route 82.

State Roads

State Routes 22 and 82 pass through Ancram. The traffic count information in Table 15 was obtained from the New York State Department of Transportation. Annual average daily traffic (AADT) is the estimated average daily traffic volume on a route segment at a particular count station location. Actual daily volumes encountered on roads may vary from the AADT. Considerably higher or lower values often result in areas of seasonal activities and when comparing weekend versus weekday traffic.

Through 2006, all State routes saw traffic volume increases. Counts taken in 2015, however, show a decrease in traffic volume since 2006 for Route 22, but continued increase in volume for Route 82.

Table 15: Traffic Volumes on Ancram Roads

Route	Location of Count	AADT	Year	%Change in AADT
22	Columbia/Dutchess County line	2300	1990	72%
		3510	1997	
		3960	2006	
82	Dutchess/Columbia County line (Ancramdale)	720	1993	33.3%
		740	1997	
		969	2006	
82	CR 17 (Ancram Rd)	660	1991	16.7%
		820	1999	
		770	2006	
22	Start Dut-Col line/End Rt 344	2890	2015	*
82	Start Dut-Col line/End CR 17	699	2015	*

Route	Location of Count	AADT	Year	%Change in AADT
82	Start CR 17/ End CR 55 & 76	1075	2015	*
Hall Hill	Start CR 7/ End Sigler Rd	218	2015	*
3	Start CR 73/ End SR 22	349	2015	*
8/8A	Start CR 8A/ EndSR82	1025	2015	*
Dam Rd	Start Hall Hill Rd/ End Rt 82	223	2015	*

*no counts for subsequent years are available.

Emergency Services

Ancram Fire Company: This Fire Company serves all of the Town of Ancram and 20 percent of the Town of Gallatin, both of which comprise the Ancram Fire District. Membership includes 70 people, including more than 25 lifetime members with 25 years or more of service. The Fire Company covers fires, automobile accidents, assists with local rescue squads, as needed, and answers mutual aid calls.

Members are all volunteers, and the Fire Company is supported by Fire District taxes and community donations. They sponsor an annual fund drive, a golf tournament, tractor pull, and Community Day BBQ as fundraisers. The Ancram Fire House, owned by the Ancram Fire District, is at the intersection of County Route 7 and State Route 82. This facility is a six-bay station housing five vehicles and a meeting room.

Ancram Fire District: The Ancram Fire District is the local taxing authority responsible for providing the financial resources to operate the Fire Company, and owns the building, trucks, and equipment used by the Fire Company. The Fire District is managed by four Fire Commissioners who are elected by the voters in Ancram.

Community Rescue Squad: The Community Rescue Squad based in Copake, New York, serves the Ancram Community. The Town of Ancram pays a proportionate share of the Rescue Squad budget.

Law Enforcement: Ancram has no town police but is provided law enforcement support from the County Sherriff's Department and the New York State Police.

Utilities, Water and Waste Water

Gas and electric are provided through Central Hudson, National Grid, and New York State Electric and Gas.

Consolidated Communications and Charter Business provide telephone and other communication services.

There are no municipal water systems in Ancram.

There are no municipal sewers in Ancram.

All on-site septic systems are approved by the Columbia County Department of Health.

There is one lighting district located in the hamlet of Ancram providing light service to about 100 parcels.

Land Use

Land uses by number of parcels, acreage, and percent of total land area in Ancram for 2016 are detailed in Table 16 and Figures 8-10. The data comes from the Town assessor and gives a general picture of the characteristics of various land uses in Town. Residential, agricultural, and vacant lands make up the majority of land uses in Ancram. Residential uses have the most parcels and acreage in Ancram although agricultural uses are classified as being on the same number of acres, but with far fewer parcels. It is important to note that many residential parcels, as well as some vacant land, may have agricultural activities taking place that are not recognized by the assessor. For example, a 100-acre parcel may have a house on it and is thus classified as residential even if 90 acres are actually rented to a farmer.

Table 16. Land Use Data for Ancram, 2016

Table 16a. Property Class	Number of Parcels	Acres	Percent of Land Area
Residential	856	11,475.1	41.8%
Agricultural	99	8,677.7	31.6%
Commercial	13	85.3	0.3%
Industrial	2	77.6	0.3%
Community Services	8	45.4	0.2%
Public Services	2	0.3	0.001%
Recreation and Entertainment	14	358.7	1.3%
Wild, Forested, Conservation Lands and Public Parks	8	786.6	2.9%
Vacant Land	269	5,258.5	19.1%
ROW (Roads)	3	634.7	2.3%
Water (Large water bodies)	2	84.9	0.3%
Grand Total	1,276	27,484.7	100.0%

Table 16b. Residential Sub-Class	Number of Parcels	Acres	Percent of Land Area
Single Family	557	2,121.0	7.7%
Rural Estate	160	8,424.8	30.7%
Seasonal	30	76.3	0.3%
Two Family	12	32.7	0.1%
Multiple	8	371.3	1.4%
Apartment Condominium	1	1.6	0.01%
Mobile Home	87	292.9	1.1%
Other	1	154.4	0.6%
Residential Total	856	11,475.1	41.8%

Table 16c. Agricultural Sub-Class	Number of Parcels	Acres	Percent of Land Area
Crops	30	3,507.2	12.8%
Livestock	9	1,163.4	4.2%
Horse Farm	9	1,229.6	4.5%
Other	1	77.0	0.3%
Vacant Land	50	2,700.6	9.8%
Agricultural Total	99	8,677.7	31.6%

Table 16d. Commercial Sub-Class	Number of Parcels	Acres	Percent of Land Area
Auto	1	3.2	0.01%
Bar	1	0.3	0.001%
Dining	1	39.1	0.14%
Kennel	1	2.9	0.01%
Lodging	1	0.1	0.001%
Multipurpose	7	25.0	0.09%
Storage and Distribution	1	14.7	0.05%
Commercial Total	13	85.3	0.31%

Table 16e. Industrial Sub-Class	Number of Parcels	Acres	Percent of Land Area
Manufacturing	1	35.5	0.13%
Mining	1	42.0	0.15%
Industrial Total	2	77.6	0.28%

Table 16f. Community Services Sub-Class	Number of Parcels	Acres	Percent of Land Area
Government	2	31.6	0.11%
Protection	1	1.9	0.01%
Cultural and Recreational	1	4.7	0.02%
Religious	2	2.2	0.008%
Cemetery	2	4.9	0.02%
Community Services Total	8	45.4	0.17%

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Table 16g. Public Services Sub-Class	Number of Parcels	Acres	Percent of Land Area
Communication	1	0.1	0.0004%
Electric and Gas	1	0.2	0.0007%
Public Services Total	2	0.3	0.0010%

Table 16h. Recreation and Entertainment Sub-Class	Number of Parcels	Acres	Percent of Land Area
Camp Resort	8	321.6	1.17%
Sports	4	32.3	0.12%
Park	2	4.8	0.02%
Recreation and Entertainment Total	14	358.7	1.31%

Table 16i. Wild, Forested, Conservation Lands and Public Parks	Number of Parcels	Acres	Percent of Land Area
Public Park	2	643.0	2.3%
Private	4	116.7	0.4%
Wetlands	2	27.0	0.1%
Wild, Forested, Conservation Lands and Public Parks Total	8	786.6	2.9%

Table 16j. Vacant Land Sub-Class	Number of Parcels	Acres	Percent of Land Area
Agricultural	1	9.2	0.0%
Residential	263	5,048.7	18.4%
Rural	3	145.9	0.5%
Commercial	2	54.7	0.2%
Vacant Land Total	269	5,258.5	19.1%

Table 16k. Other Information	Number of Parcels	Acres	Percent of Land Area
ROW Total (Roads)	1	634.7	2.3%
	Number of Parcels	Acres	Percent of Land Area
Water Total (Large water bodies)	2	84.9	0.3%
	Number of Parcels	Acres	Percent of Land Area
Grand Total	1,276	27,484.7	100.0%

Figure 8: Acres in Each Property Class, 2016



Figure 9: Acres in Residential Property Sub-Classes, 2016

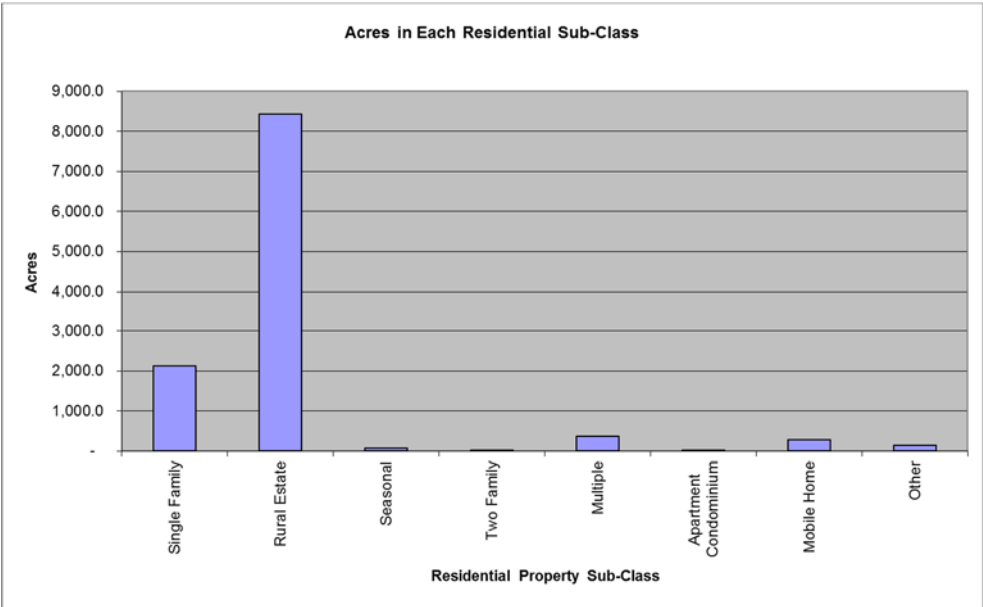
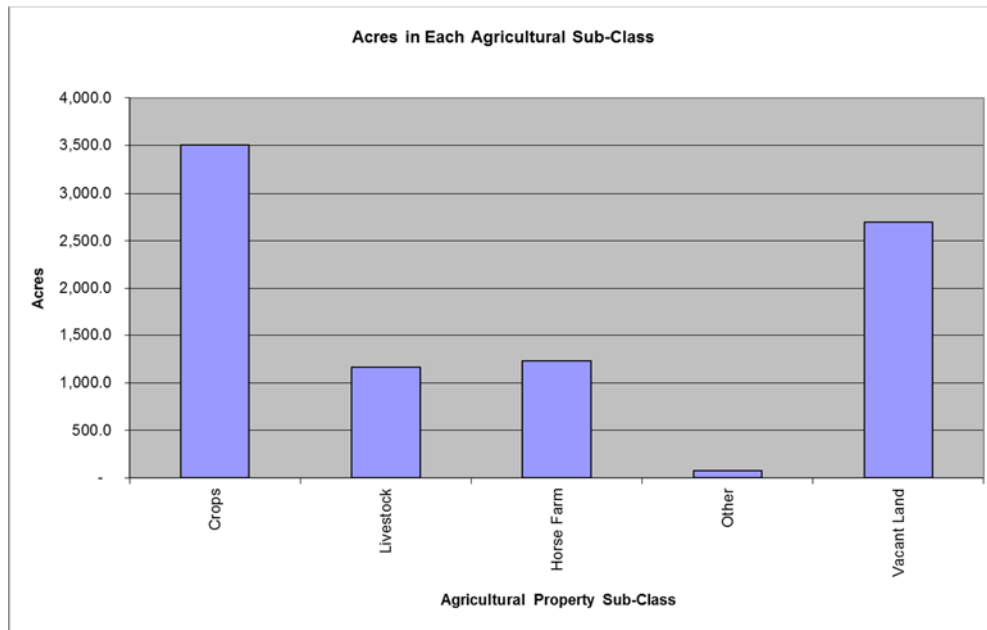


Figure 10: Acres in Each Agricultural Property Sub-Class, 2016



Building and Subdivision Activity in Ancram

The number of new homes built in Ancram slowed after 2006. As shown in Table 17, there were 142 new homes built between 1998 and 2006 (average of about 16 per year). Since that time, the number of new homes built has decreased. Since 2006, 60 new homes have been built (average of about 5 per year). Minor subdivision activity and lot line adjustments are prevalent. In the twelve years since 2006 there has been only one approved major subdivision (5 or more lots created) and that was in 2008.

Table 17. Subdivision Activity and Building Permits Issued for New Construction, 1998 to 2018

Year	# Building Permits Issued for New Construction	# Minor Subdivisions Approved	# Major Subdivisions Approved	# Lot Line Adjustments Approved
1998	12	5	2	1
1999	10	4	1	2
2000	21	2	1	3
2001	19	3	2	5
2002	28	5	0	3
2003	16	4	0	2
2004	17	6	0	5
2005	10	5	0	7
2006	9	4	0	5
2007	4	1	0	3
2008	7	3	1	3
2009	5	0	0	1
2010	3	1	0	1
2011	8	-	-	-
2012	2	1	0	3
2013	5	4	0	3
2014	6	0	0	4
2015	5	1	0	4
2016	5	4	0	5
2017	4	2	0	4
2018	6	3	0	3

Commercial/Economic

The following information about commercial use for both Ancramdale and Ancram is from the U.S. Census County Business Patterns by zip code. This information excludes data on self-employed individuals, employees of private households, railroad employees, agricultural

production employees, and most government employees. 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. These 43 businesses, however, employed 286 people.

The latest data on employment are from 2016: 32% of Town residents, aged 16 and over, were employed in management, business, science and the arts; 18.4% were employed in sales and office occupations; 17.8% employed in natural resources, construction, and maintenance; 17.15 %employed in production, transportation, and material moving, and 14.6% were employed in service occupations.

Industries and Businesses in Ancram

Table 18. Business Information for Zip Code 12503, 1998 to 2016

1998 to 2005 Business Patterns: Zip Code 12503 Ancramdale			
	1998	2000	2005
Number of Establishments	14	15	23
First Quarter payroll in \$1000	502	956	254
Number of Employees	60	104	50
Annual payroll in \$1000	2706	3675	1515
2008 to 2016 Business Patterns: Zip Code 12503 Ancramdale			
	2008	2012	2016
Number of Establishments	20	17	18
First Quarter payroll in \$1000	398	862	873
Number of Employees	74	100 to 249	149
Annual payroll in \$1000	2071	3852	3438

Table 19. Business Information for Zip Code 12502, 1998 to 2016

1998 to 2000 County Business Patterns for Zip Code 12502			
	1998	2000	2005
Number of Establishments	25	24	26
First Quarter payroll	1541	1666	2130
# of Employees	167	172	210
Annual Payroll in \$1000	6383	7021	9205

2008 to 2016 County Business Patterns for Zip Code 12502			
	2008	2012	2016
Number of Establishments	22	22	20
First Quarter payroll	*Withheld	*Withheld	1075
# of Employees	**100 to 249	**100 to 249	137
Annual Payroll in \$1000	*Withheld	*Withheld	6998

*Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

**To avoid revealing data for a specific employer, for example if the industry is comprised of one or two major businesses, ranges are given instead of exact figures.

An inventory of businesses conducted by the Comprehensive Plan Committee in 2007 gives more detail on a broader variety of commercial enterprises in Ancram that are not likely included in the County Business Patterns. Many are home-based or owner-operated with no employees. Thirty-seven different businesses could then be found in the Town of Ancram including several dairy farms, organic livestock and fruit and vegetable farms, horse farms, antique shops, architects, attorneys, beauty salons, general contractors, excavating businesses, gravel mines, graphic designers, photographers, landscape designers, lawn care and maintenance firms, plumbers, electrical contractors, carpenters, massage therapy businesses, realtors, sporting goods, tax preparation, trucking, website design, taverns, restaurants, caterers, veterinarians, a golf course, a paint ball operation and a gas station.

Table 20: Industry and Occupations by Number of Employed Persons 16 Years or Older, 2000 and 2010

Industry	# of Employed Persons in Town of Ancram, 2000	# of Employed Persons in Town of Ancram, 2010
Educational, Health, and Social Services	171	105
Public Administration	23	56
Manufacturing	106	48
Retail Trade	101	99
Construction	80	83
Arts, Entertainment, Recreation, Accommodation, and Food Service	47	37
Transportation, Warehousing, and Utilities	23	15

Industry	# of Employed Persons in Town of Ancram, 2000	# of Employed Persons in Town of Ancram, 2010
Other Services	19	33
Professional, Scientific, Management, Administrative	54	99
Finance, Insurance, Real Estate, Rental, and Leasing	21	41
Information	14	4
Wholesale Trade	15	32
Agriculture, Forestry, Fishing, Hunting, Mining	83	83

Table 21: Comparison of Occupations in Ancram to Columbia County and New York State, 2000 and 2016

	% of Employed Persons, Aged 16 and older, 2000		
Occupations	Town of Ancram	Columbia County	New York State
Sales and Office Occupations	(15.9%)	(23.5%)	(27.1%)
Management, Professional, and Related	(32.4%)	(33.6%)	(36.7%)
Service Occupations	(15.7%)	(16.8%)	(16.6%)
Production, Transportation, and Material Moving	(19.7%)	(13.8%)	(11.7%)
Construction, Extraction, and Maintenance	(13.1%)	(10.8%)	(7.6%)
Farming, Fishing, and Forestry	(3.3%)	(1.5%)	(0.3%)

Table 22: Comparison of Occupations in Ancram to Columbia County and New York State, 2016

	% of Employed Persons, Aged 16 and older, 2016		
Occupations	Town of Ancram	Columbia County	New York State
Sales and Office Occupations	(18.4%)	(21.4%)	(23.5%)
Management, Business, Science and arts	(32.0%)	(37.9%)	(39.7%)
Service Occupations	(14.6%)	(19.8%)	(20.2%)
Production, Transportation, and Material Moving	(17.1%)	(10.3%)	(9.4%)
Natural Resources, Construction, and Maintenance	(17.8%)	(10.7%)	(7.2%)

According to the U.S. Census, there has been a 22 percent increase in the number of Ancram residents in the labor force. Some of this can be accounted for by more women entering the workforce since 1990. The 2010 unemployment rate was 5.7 percent and about 29 percent of Town residents are not in the labor force.

Table 23: Employment Data for Town of Ancram (for those aged 16 and older)

Labor force	1990	2000	2010	1990 to 2010 Change
People in labor force	709 60.3%	791 64.7%	862 70.6%	21.6%
People Unemployed	32 2.7%	34 2.8%	70 5.7%	118.6%
People not in labor force	434 36.9%	431 35.3%	359 29.4%	-17.3%

Income Data for Ancram

The median income level for families and per capita income levels (Table 24) has increased dramatically since 1990. At the same time, the number of households with Social Security income increased 34 percent. The number of households receiving public assistance has decreased since 1990, but much of that decrease is usually accounted for by changes in the Federal program and definitions for eligibility. The number of those considered to be living below

the poverty level has increased since 1990. Twenty-six percent of households receive retirement income. The number of self-employed households increased between 2000 and 2010.

Table 24: Income data, 1990- 2010

	1990	2000	2010	1990 to 2010 Change
Median Income for Families	\$34,444	\$47,708	\$65,000	88.7%
Per capita income	\$14,165	\$22,541	\$37,193	162.6%
Social Security Households	169	194	227	34.3%
Public assistance households	19	9	9	-52.6%
Retirement income households	96	133	176	83.3%
Self - employment households	106	126	120	13.2%
Individuals below poverty level	133	110	171	28.6%
Percent of people living below poverty level	8.8%	7.4%	9.2%	4.5%

In 2000, some 264 households earned less than the median income in Ancram, or 35 percent. Some 194 households had Social Security income, nine had public assistance income, and 133 had retirement income. Twenty-two families lived below the poverty level (110 individuals). Of those 110 individuals, 15 percent were older than 75 years, 14 percent were age 65 to 74, and 72 percent were under the age of 65.

By 2010, both the median income for families and the per capita income had increased considerably. Some 227 households had Social Security income, nine had public assistance income, and 176 had retirement income. A total of 171 individuals (9.2%) lived below the poverty level.

Table 25 compares median household and family incomes to neighboring towns. Compared to these other municipalities, Ancram's households and families had about average income levels.

Table 25: Comparison of Median Family and Household Incomes, 1999 to 2016

Town/State	Median Household Income	Median Family Income
New York State	\$ 43,393	\$ 51,691
Greenport	\$ 37,394	\$ 47,452
Kinderhook	\$ 52,604	\$ 61,074
Claverack	\$ 41,647	\$ 50,175
Stuyvesant	\$ 49,904	\$ 51,688
Ancram	\$45,726	\$ 47,708

Table 26: Comparison of Median Family and Household Incomes, 2016

Town/State	Median Household Income	Median Family Income
New York State	\$ 60,741	\$ 77,379
Greenport	\$ 54,576	\$ 72,772
Kinderhook	\$ 80,422	\$ 91,790
Claverack	\$ 52,728	\$ 67,889
Stuyvesant	\$ 62,500	\$ 76,033
Ancram	\$65,577	\$77,266

Agriculture

See the Town of Ancram Agricultural and Farmland Protection Plan for full inventory of agricultural resources and maps (see pages 77 to 80 for ag-related maps). The Town of Ancram Agriculture & Farmland Protection Plan is designed to help ensure that long-term Ancram's farms become more profitable and productive and that farmlands are preserved for active farm uses.

The Farmland Protection Plan provides a comprehensive analysis of the strengths, weaknesses, opportunities and threats facing agriculture in Ancram. In order to address the issues, the Plan outlines specific goals to be reached by 2030: establish Ancram as an attractive place for new and expanded farm ventures, preserve farmlands with "no net loss" of acreage, build a community that is supportive of our farmers, create opportunities for new or expanded local markets, and partner with agencies and organizations to reach these goals. The Plan includes actions suggested to implement the plan.

The following is a summary of Agricultural Data from the Town Agriculture and Farmland Protection Plan:

Columbia County Ag District #1 has 20,435 acres in the Town of Ancram – a majority of the land base. According to the real property tax information, there are 56 different landowners using 98 parcels of land classified as an agricultural use, totaling 9,751 acres (about 35 percent of the Town's 27,475-acre total land area). Parcels range in size from 1.2 to 427 acres. The average parcel size is 99.5 acres. The amount of land currently farmed in Ancram is significantly smaller than the Ag District #1 boundaries (see Agriculture map (pages 77 through 90) and other maps from the Farmland Protection Plan.

Field crops, horse farms, livestock, and other crops are the major agricultural products in Ancram as follows (Table 27):

Table 27: Types of Farms and Acres in Ancram

Use	Acres
Field crops	3,540
Horse farms	1,235
Livestock	1,575
Productive vacant land	3,376
Other	22

Both prime farmland soils and soils of statewide importance can be found in Ancram as follows:

- 3,056 acres of prime farmland
- 1,071 acres of prime farmland, if drained
- 7,844 acres of farmland of statewide importance

Concentrations of high quality soils occur along the Roeliff Jansen Kill, in the northwestern corner of the town, along the Punch Brook, east State Route 82, and in the northeast corner of the town, east of State Route 22.

Agricultural Census Data

The U.S. Agricultural Census is conducted every five years. Data included in the Agricultural Census is primarily available by county and by zip code. The two zip codes for the Town of Ancram are 12503 and 12502. Neither of these is exclusively within the Town of Ancram, however, as both overlap with surrounding towns. However, the census does give another snapshot of the type and level of farming going on in and around Ancram.

In 2007, there were 31 farms counted in these two zip codes: 12 in Ancram hamlet (12502) and 19 in Ancramdale (12503). In Ancram, one farm was 1 – 49 acres in size; 10 were 50 to 999 acres in size, and one farm was more than 1,000 acres in size. Five of the Ancramdale farms were listed as being 1 to 49 acres in size; 13 were 50 to 999 acres, and one farm was more than 1,000 acres in size.

In 2007, nine Ancram farms earned less than \$50,000; two earned between \$50,000 and \$249,000, and one earned over \$250,000 for all their agricultural products. Twelve of the Ancramdale farms earned less than \$50,000; four earned between \$50,000 and \$249,000, and three earned over \$250,000 for all their agricultural products. Farms in both areas included full- and part-time owners.

Of the 31 farms, 23 had land used for cropland, 18 had pasture or grazing land, and 20 had woodland on them. Four Ancram farms had idle land or land in cover crops only. Farm animals included calves, beef cows, ponies, and horses. A small number had pigs or lambs. Crops included primarily grass for forage and hay and corn for silage. A small number of farms grew barley, oats, soybean, potatoes, Christmas trees, and orchard crops. Overall, farming was more profitable and prevalent within the Ancramdale zip code.

Data for Columbia County is available on the 2012 Census of Agriculture. The Total Number of Farms documented was 494, which was an 11% decrease in the number of County farms in 2007. The Average Size farm was 193 acres, similar to the 2007 figure. The Average Market Value of Products Sold, per farm, was \$134,663 in 2012; compared to \$118,718 in 2007. The Top Crop Item was forage -- land used for all hay and haylage, grass silage, and greenchop -- followed by corn; soybeans, and apples. Top Livestock Inventory Items were listed as layers; cattle and calves; broilers and other meat-type chickens; sheep and lambs, and finally horses and ponies. Principal Operators by primary occupation lists 304 as Farming and 190 as Other. There were 382 male operators and 112 female operators.

Conserved Land

The map entitled Preserved Properties (page 64) shows the many lands permanently protected in the Town of Ancram. These include public lands managed by the Columbia Land Conservancy (CLC) and New York State, as well as privately-owned land protected by conservation easements held by either the Columbia Land Conservancy or the Dutchess Land Conservancy. Publicly owned and conserved land within Ancram is part of the Taconic State Park in the northeastern corner of Town, as well as the newly opened Doodletown Wildlife Management Area in the northwestern corner of Town. Up until 2010 the CLC protected 4,149 acres with easements and owned 217 acres. From 2010 – 2018, the CLC protected 456 acres with easements and took ownership of 1,600 acres (lands added to the 105 acres of Roundball; now Overmountain Conservation Area). In the fall of 2018, the Overmountain Conservation Area opened to the public. Dutchess Land Conservancy holds easements on 18 parcels in the Town of Ancram, totaling 2,010.23 acres.

Government-owned and Tax-exempt Lands

In addition to the land included in the Taconic State Park, other government owned or tax exempt lands include:

- Camp Anne: summer camp for developmentally disabled adults and children in Ancramdale, owned by New York State
- Town Hall on 28 acres of land on county Route 3 in Ancram
- Blass Memorial Ball Field, Town Pool, Basketball Court in Ancram
- Town Garage in Ancramdale
- The Ancram Fire House, owned by the Ancram Fire District in Ancram

Appendix 2: Maps

Updated Maps from 2018 Include:

- Roads/Parcels
- Property Class
- Historic Places
- Preserved Properties

Relevant Maps from 2010 Plan Include:

- Water Features
- Flood Hazards
- Topography
- Steep Slopes
- Watersheds
- Subwatersheds
- Bedrock Geology
- Surficial Geology
- School Districts
- Biodiversity
- Build-out Constraints
- Current Zoning
- Ridgeline /Steep Slope Identification and Protection Map
- Significant Biodiversity Areas and Scenic and Ridgeline Overlay Zones

Maps from Other Plans Completed Since 2010 Include:

- Agricultural and Farmland Protection Plan maps included in this updated Plan are(See also full document for other supporting maps):
 - Agriculture
 - Farmland Soils
 - Farmlands and Agricultural Districts
 - LESA Ranking for Farmland Parcels
- Natural Resource Inventory (See also full document for other supporting maps)
 - Calcareous and Outwash Soils
 - Land Cover
 - Ecologically Significant habitats in Northern Ancram
 - Large Forests
 - Unusual Habitats
 - Significant Biodiversity Areas and Scenic and Ridgeline Zones
 - New York Natural Heritage Program “Important Areas”
 - Conservation Areas
- Ancram Groundwater Study Maps (See pages 22-24 of this updated Plan)

* Note that maps are included for illustration purposes. Full maps may be found on the Town of Ancram website.

Town of Ancram Columbia County, NY

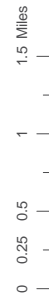
Comprehensive Plan Update 2018

Roads and Property Boundaries

- Town Boundary
- Neighboring Towns
- Parcel Boundaries
- Water
- Streams
- Roads**
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)

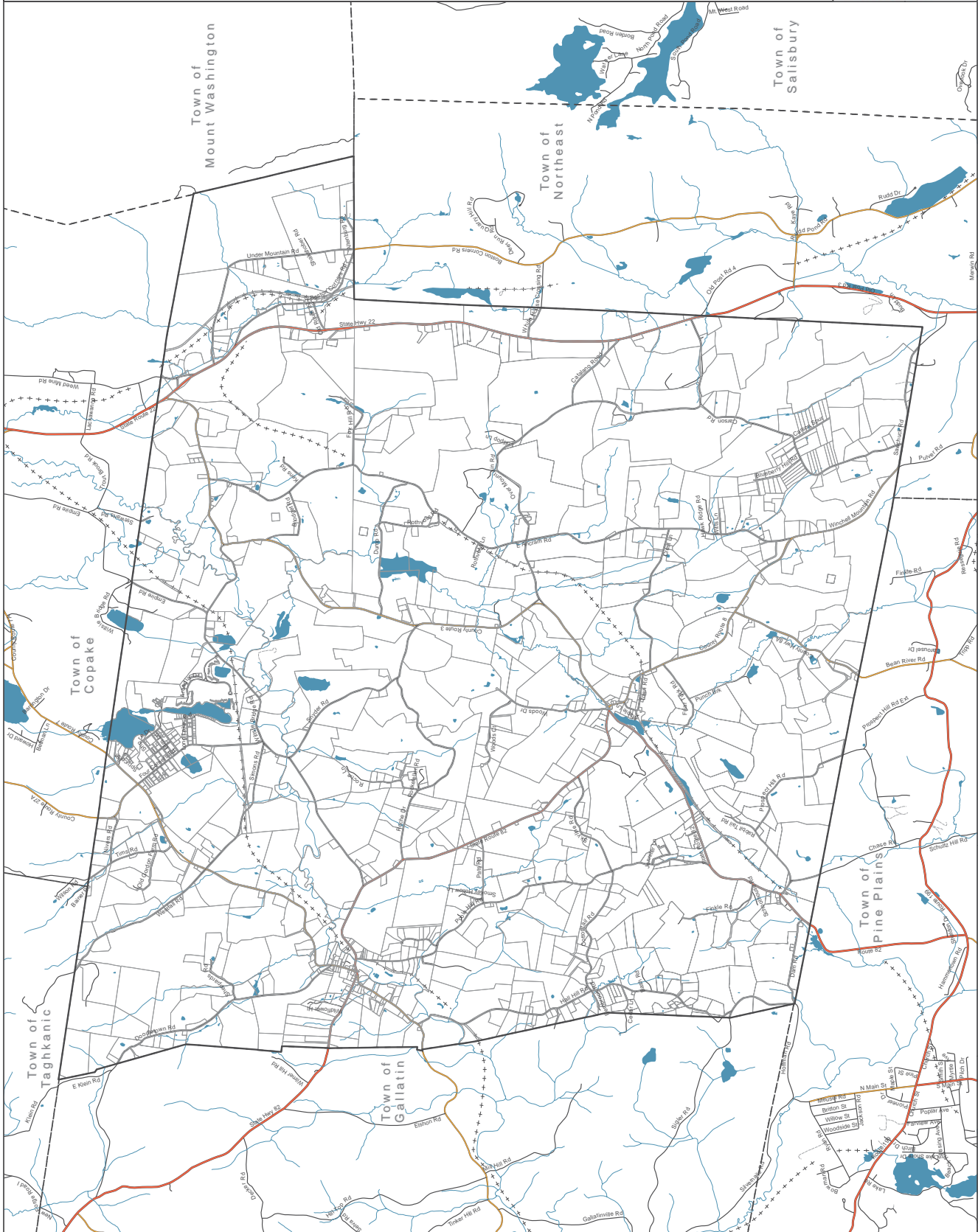


Map Date:
7-20-2018



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Town of Ancram Columbia County, NY

Comprehensive Plan Update 2018

Property Class

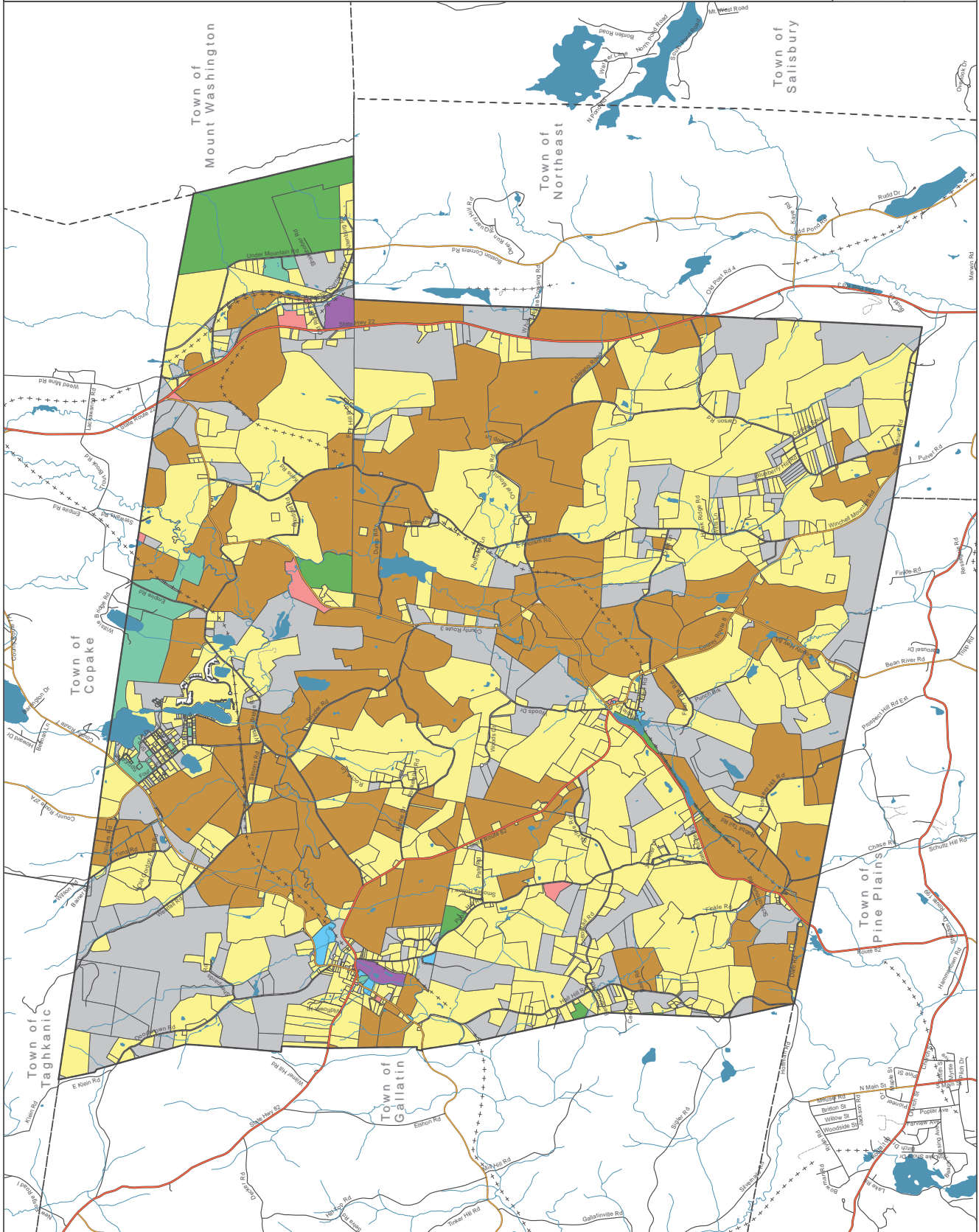
- Town Boundary
- Neighboring Towns
- Water
- Streams
- Roads**
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- Property Class**
 - Agricultural
 - Residential
 - Commercial
 - Industrial
 - Community Services
 - Public Services
 - Recreation and Entertainment
 - Wild, Forested, Conservation Lands and Public Parks
 - Vacant Land



Map Date:
7-23-2018



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Town of Ancram Columbia County, NY

Comprehensive Plan Update 2018

National Register Sites

- Town Boundary
- Neighboring Towns
- Water
- Streams
- Roads
- State Route
- County Road
- Local Road
- Private Road/Parking
- Driveway
- National Register Historic District
- National Register Historic Sites

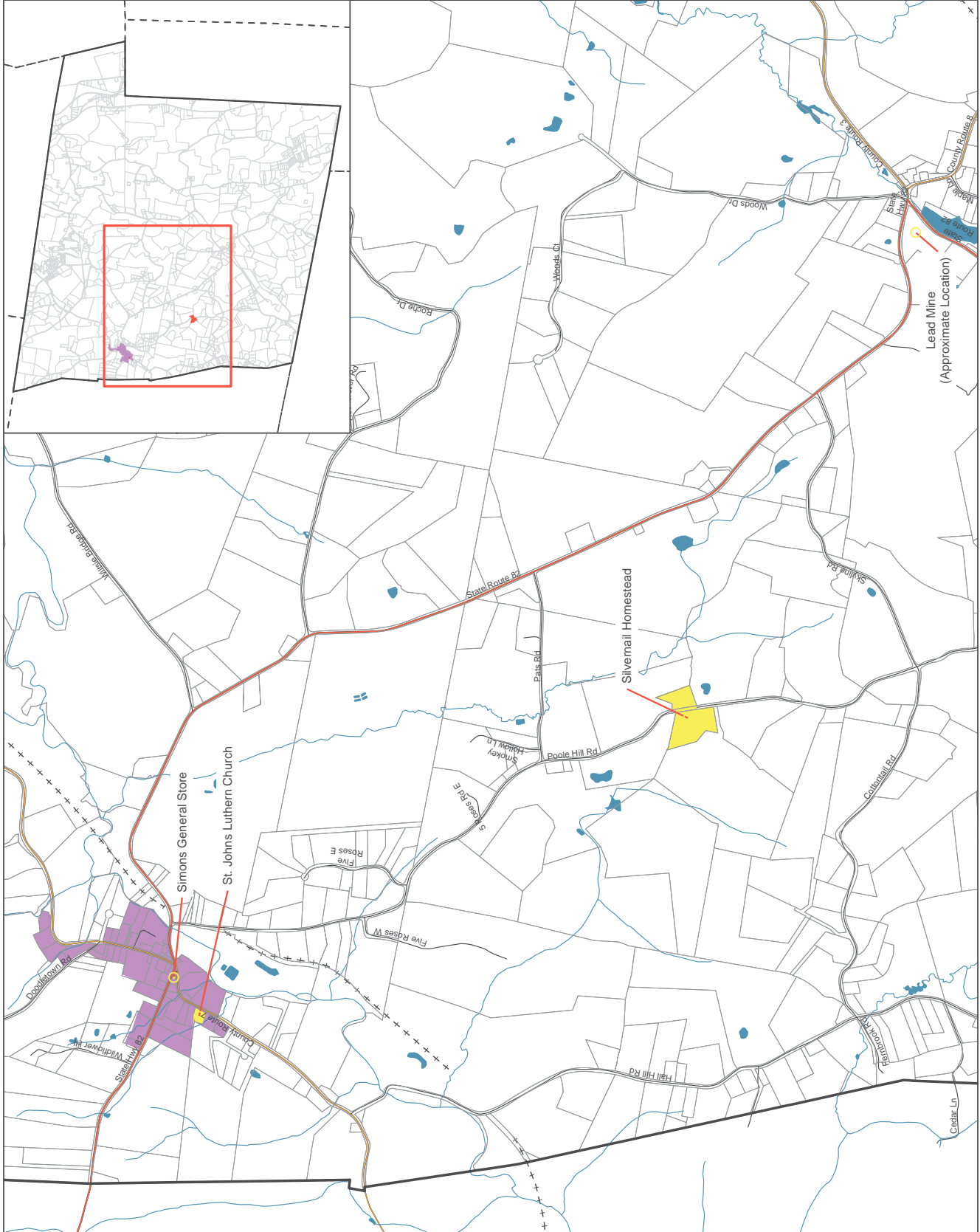


Map Date:
7-20-2018

0 0.25 0.5 Miles



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Town of Ancram Columbia County, NY

Preserved Properties

- Town Boundary
- Neighboring Towns
- Property Boundaries
- Water
- Streams
- Roads**
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- Public Areas 2018
- Owned by Government
- Private Easements 2018
- Private Easement by CLC
- Private Easement by DLC

Draft Map Date:
8-7-2018

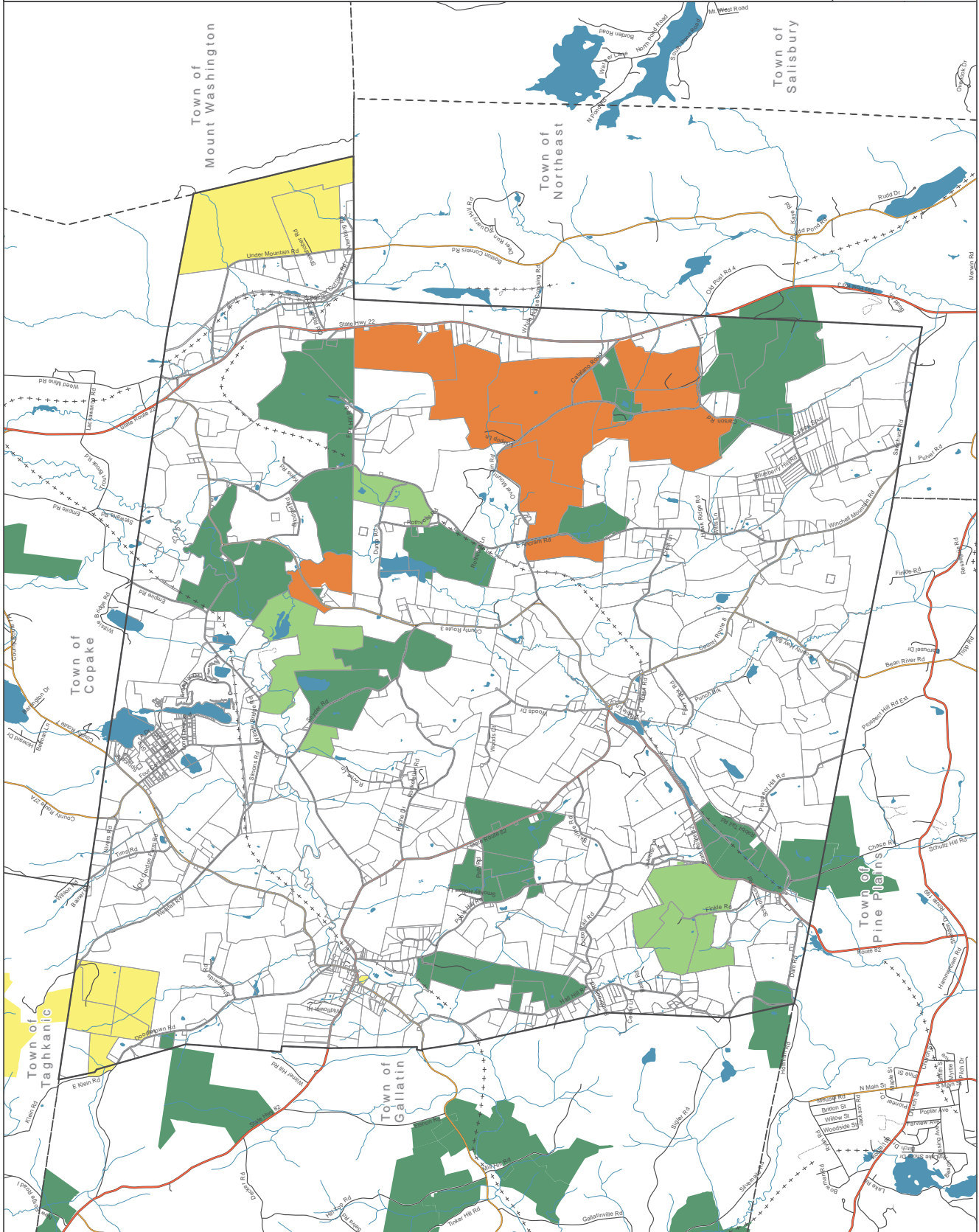


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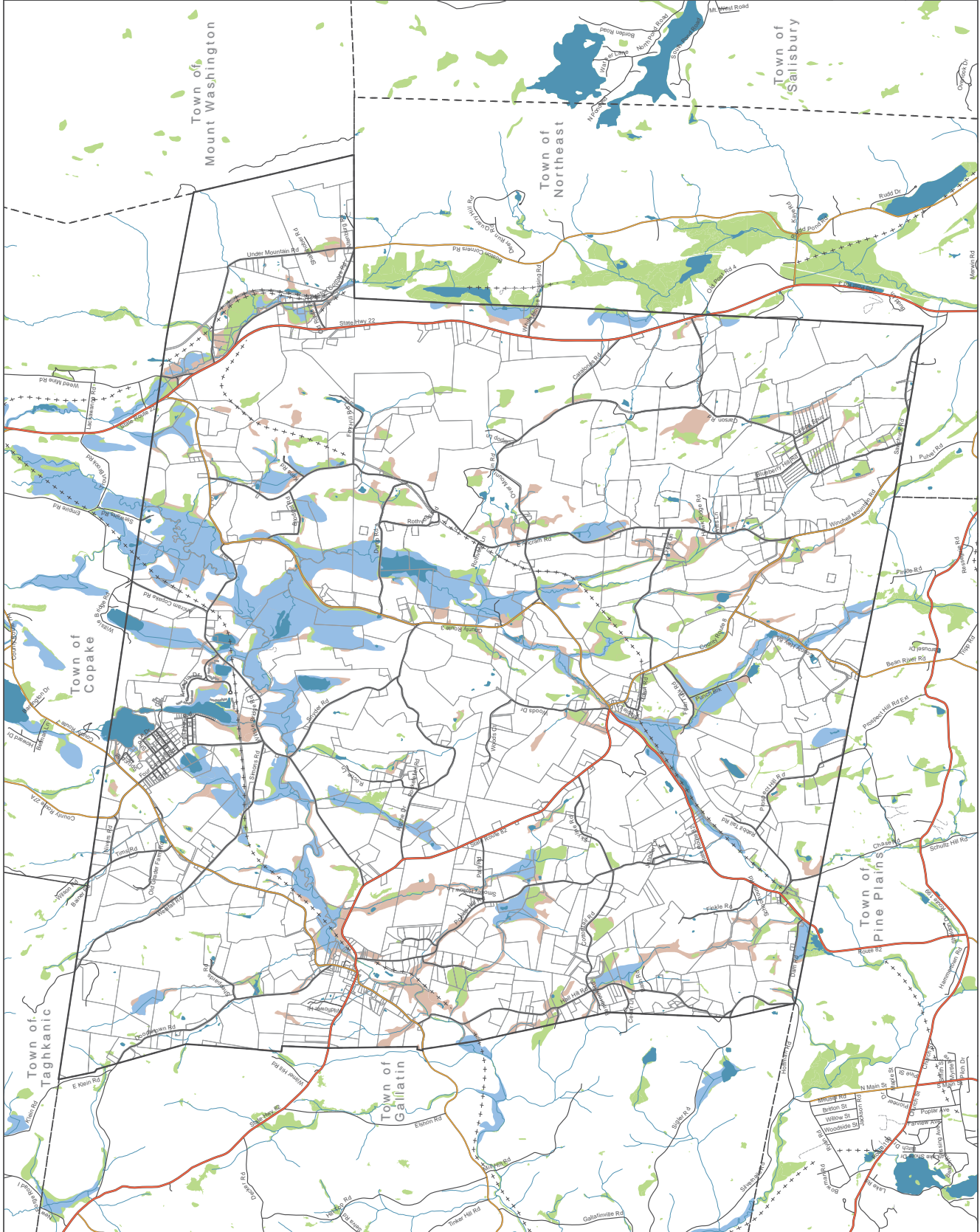
Town of Ancram Columbia County, NY

- Water Features**
- Town Boundary
 - Neighboring Towns
 - Parcel Boundaries
- Roads**
- State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- Water**
- Streams
 - Wetlands - DEC Regulated
 - Wetlands - NWI (National Wetlands Inventory)
 - Hydric Soils

Draft Map Date:
2-22-2008

0 0.25 0.5 1 1.5 Miles

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Town of Ancram Columbia County, NY

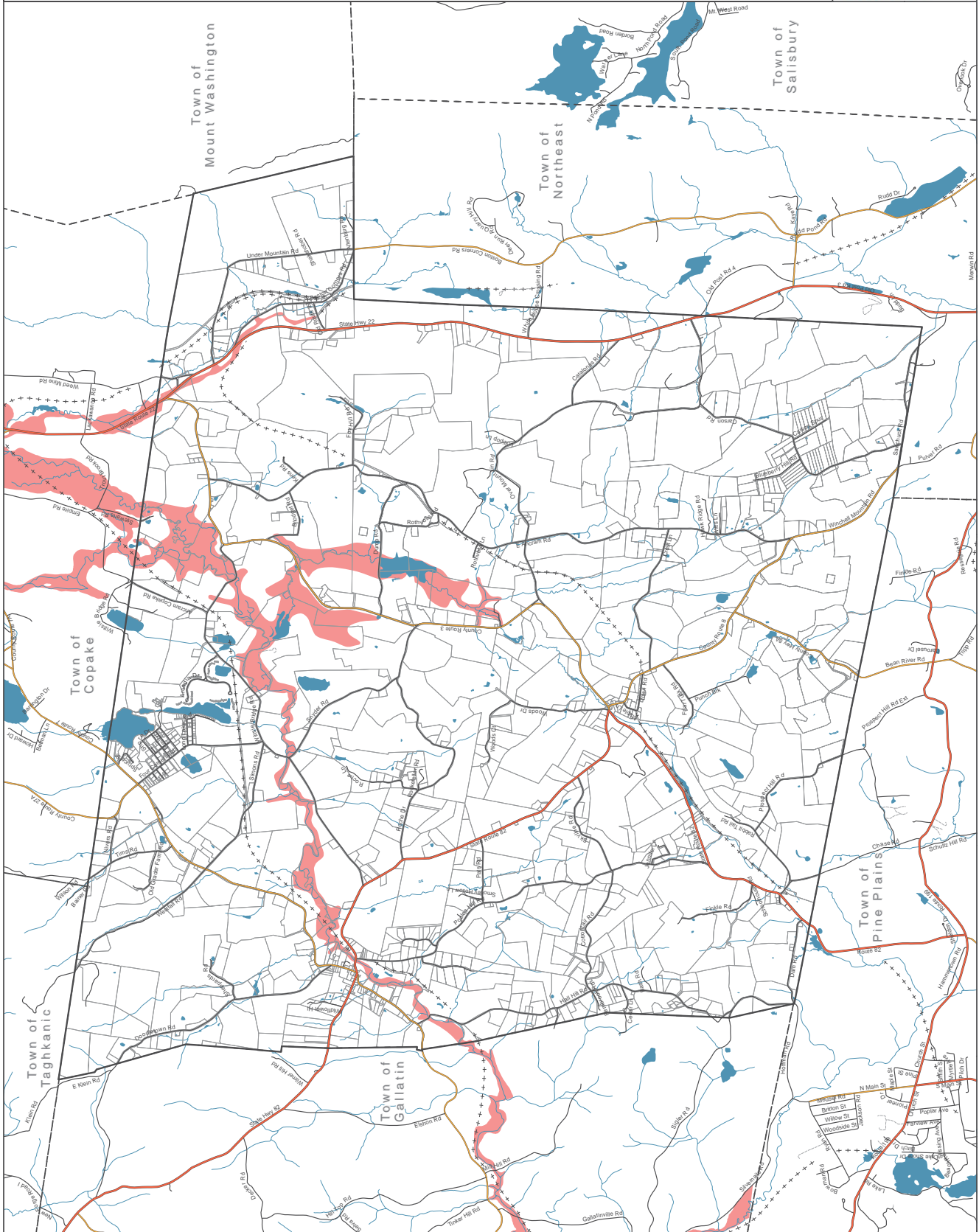
- Flood Hazards**
- Town Boundary
 - Neighboring Towns
 - Parcel Boundaries
 - Roads
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - +++++ Railroads (abandoned)
 - Water
 - Streams
 - 100 Year Flood Hazard

Draft Map Date:
2-22-2008

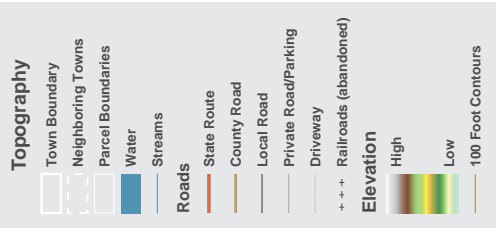
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Town of Ancram Columbia County, NY



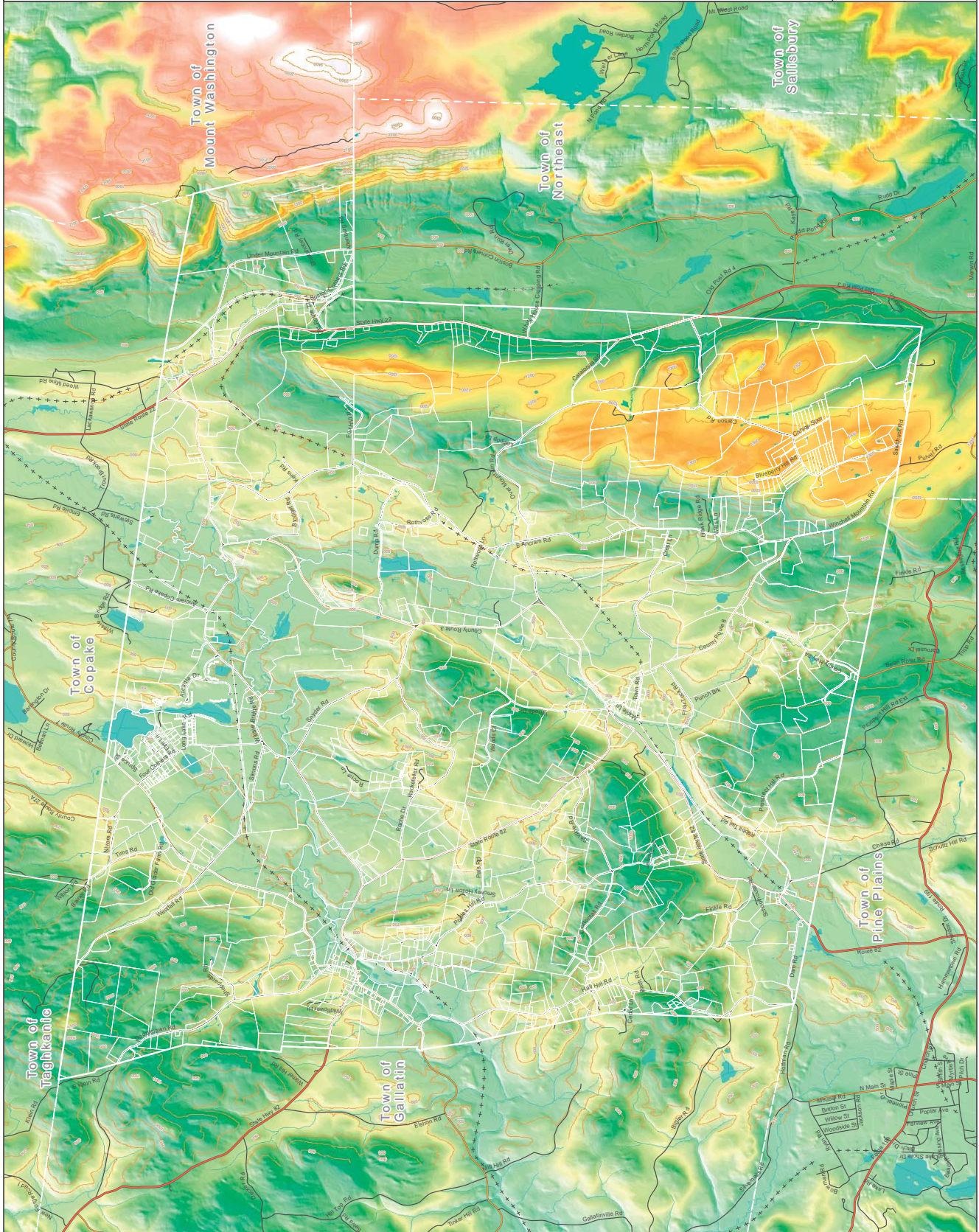
Draft Map Date:
2-22-2008

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Town of Ancram Columbia County, NY

Steep Slopes

Roads

Steep Slopes

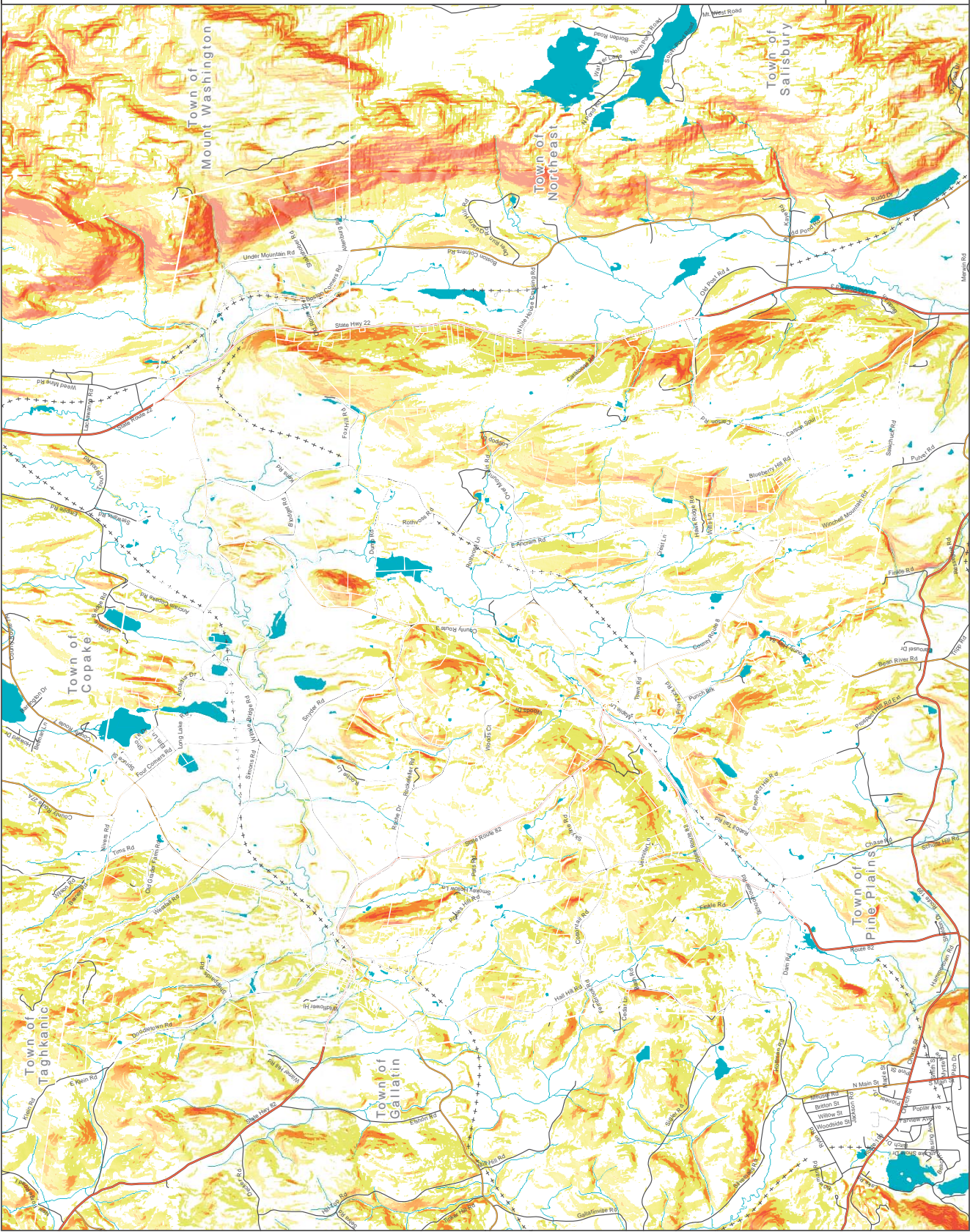
Railroads (abandoned)

Draft Map Date:
2-22-2008

0 0.25 0.5 1 1.5 Miles

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Town of Ancram Columbia County, NY

Watersheds

- Town Boundary
- Neighboring Towns
- Parcel Boundaries
- Water
- Streams

Roads

- State Route
- County Road
- Local Road
- Private Road/Parking
- Driveway
- Railroads (abandoned)

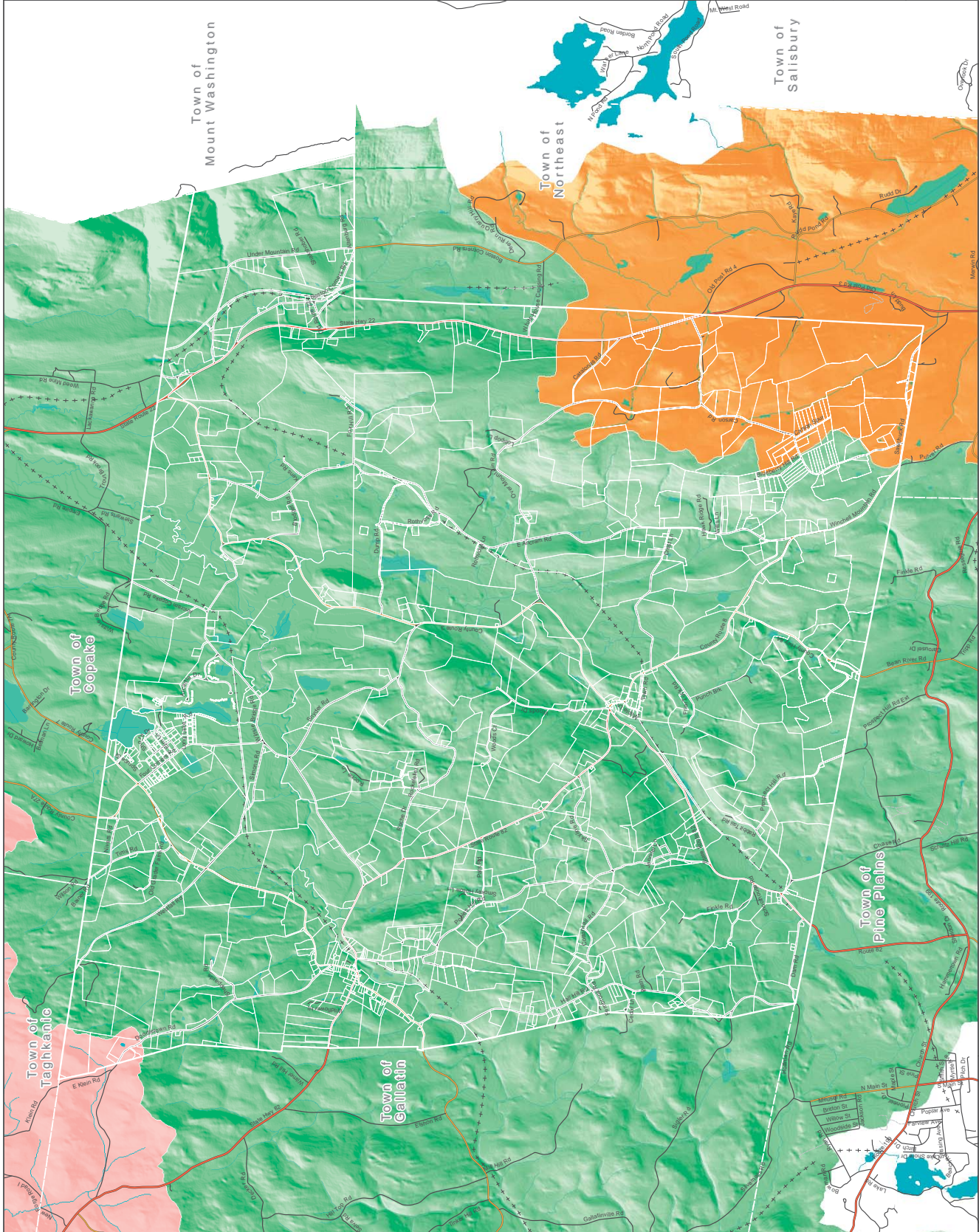
Watersheds (11 Digit HUC)

- Claverack Creek
- Kinderhook Creek to Jansen Kill
- Ten Mile River

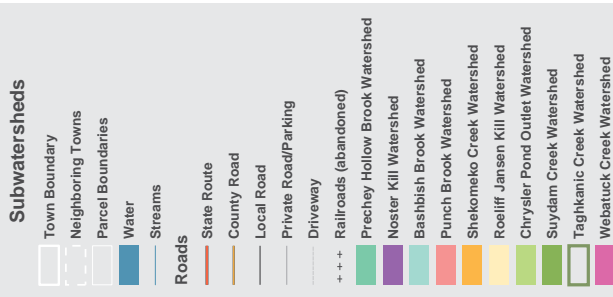
Draft Map Date:
2-22-2008



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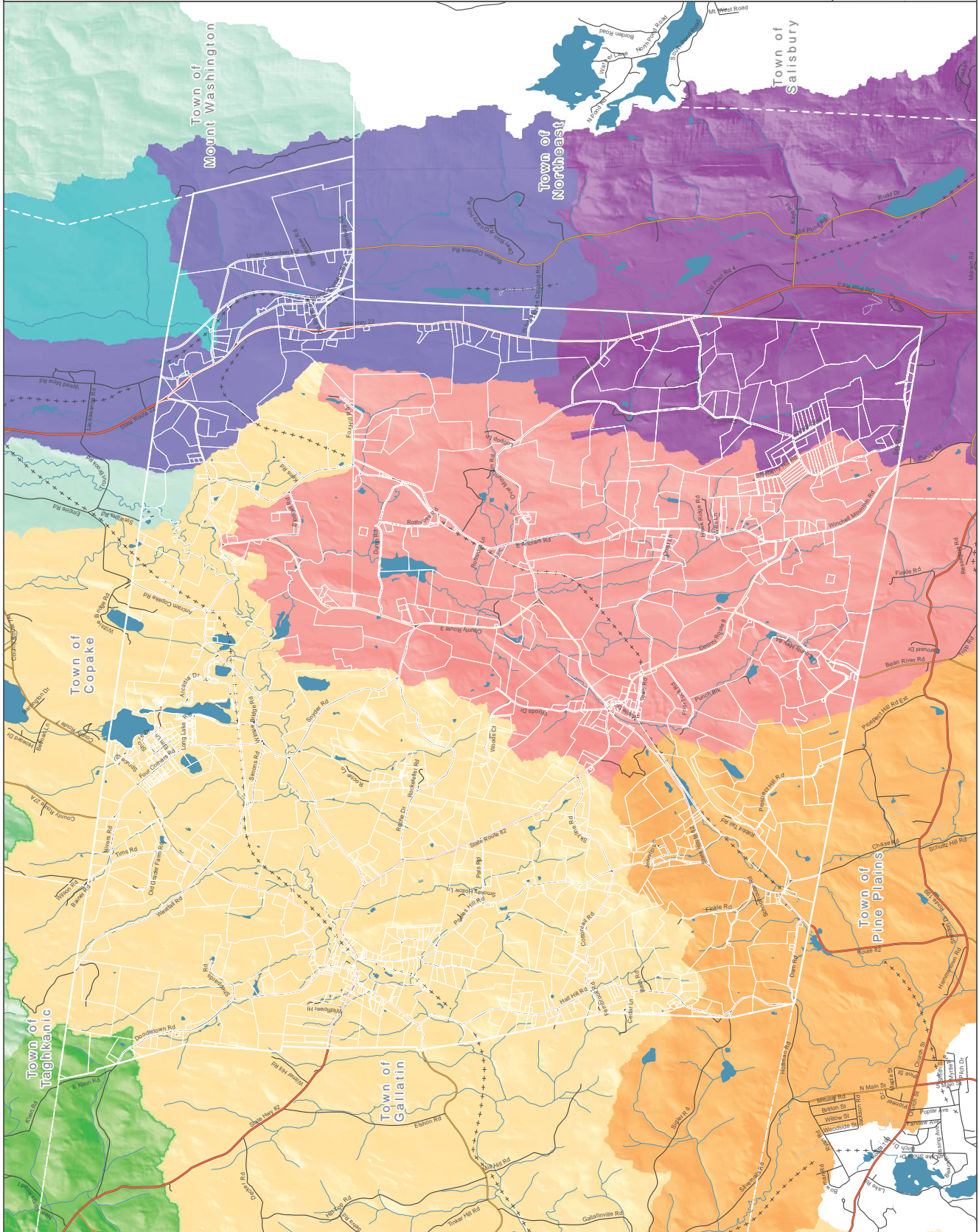
Town of Ancram Columbia County, NY



Draft Map Date:
2-22-2008



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Town of Ancram Columbia County, NY

Surficial Geology

- Town Boundary
- Neighboring Towns
- Parcel Boundaries

Surficial Geology

Till ; Deposition
beneath the ice

t - Till Variable texture
(boulders to silt),

Glaciofluvial: Stream
deposition adjacent to ice

k - Kame deposits

og - Outwash
sand and gravel

Fluvial: Stream Deposits

al - Recent alluvium

Bedrock

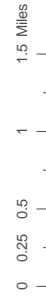
r - Bedrock

Miscellaneous

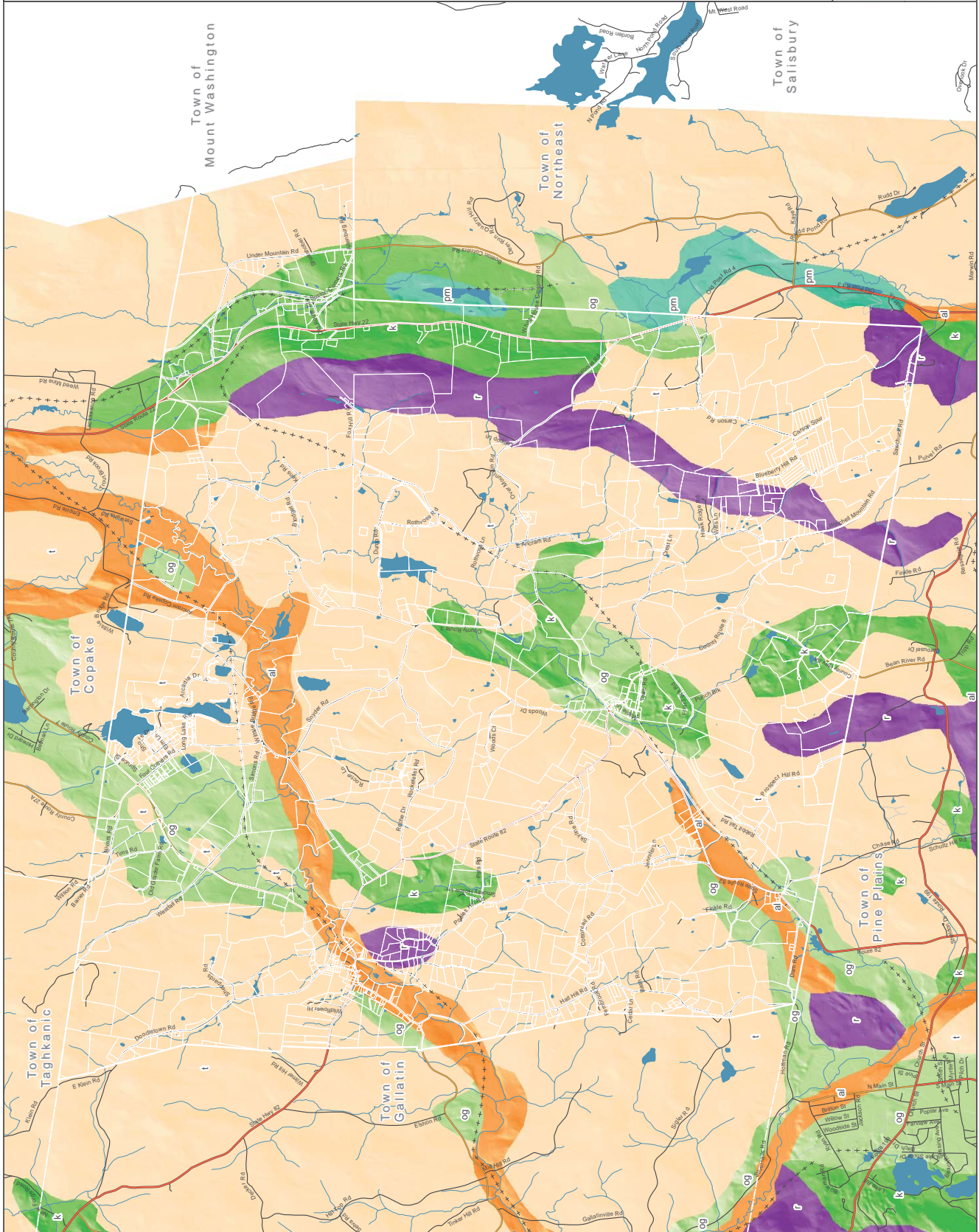
pm - Swamp deposits



Draft Map Date:
2-22-2008



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Town of Ancram Columbia County, NY

School Districts

- Town Boundary
- Neighboring Towns

- Water
- Streams

Roads

- State Route
- County Road
- Local Road
- Private Road/Parking
- Driveway

School Districts

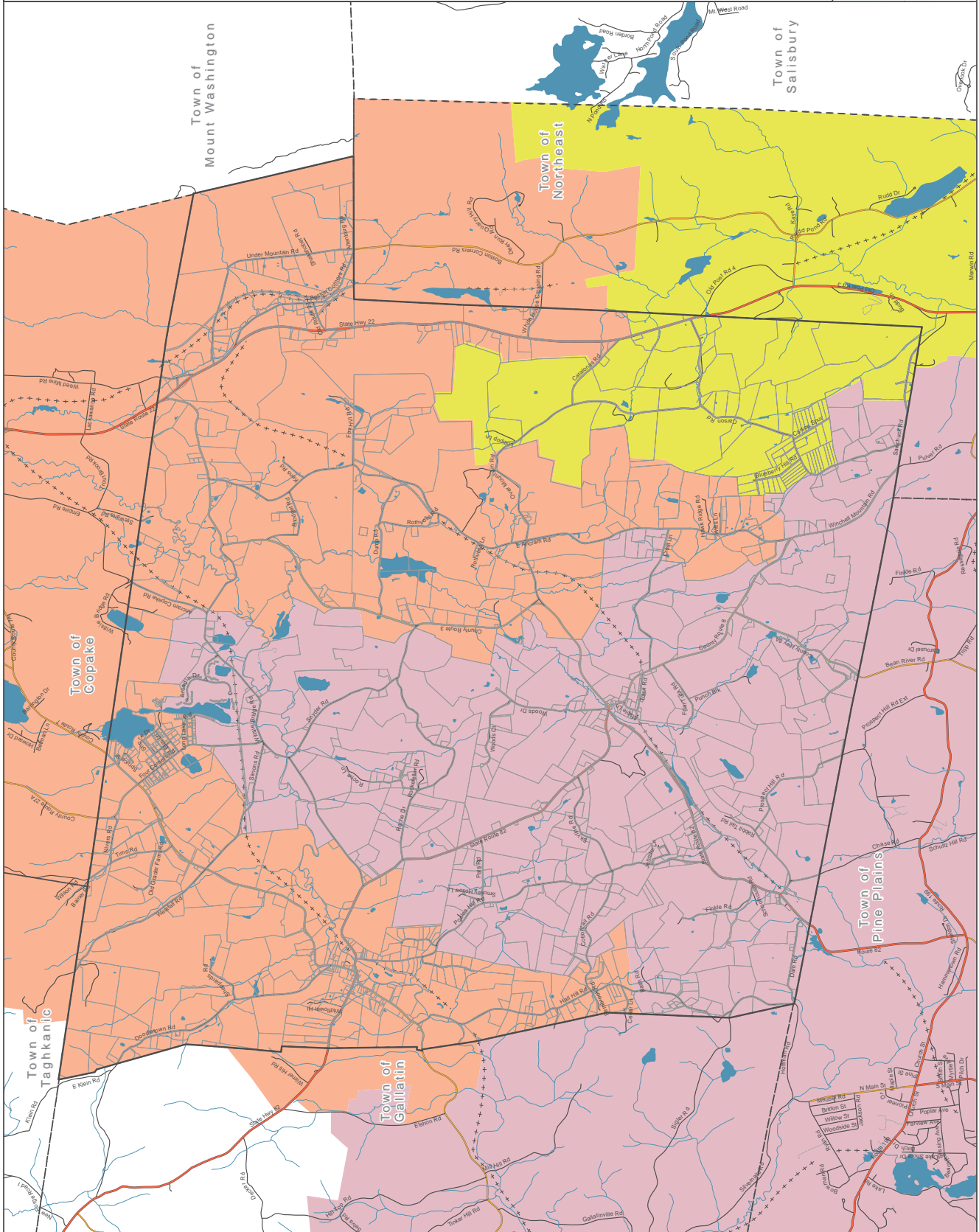
- Northeast
- Pine Plains
- Taconic Hills



Draft Map Date:
2-22-2008



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Town of Ancram Columbia County, NY

Biodiversity Assessment

Biodiversity

- CF - Conifer Forest
- MMLF - Mature Mesophytic Lowland Forest
- YW - Young Woods
- YW&SO - Young Woods and Shrubby Oldfield
- SO - Shrubby Oldfield
- UM - Upland Meadow
- WM - Wet Meadow?
- FCM - Fen and Calcareous Meadow
- KSP - Kettle Shrub Pool
- NM - Nontidal Marsh
- IWP - Intermittent Woodland Pool
- NTHS - Nontidal Hardwood Swamp
- RC - Riparian Corridor
- SS - Spring or Seep
- CPL - Constructed Pond or Lake
- BP - Beaver Pond
- PS - Perennial Stream
- W - Water
- WG - Waste Ground
- ? - Not Identified

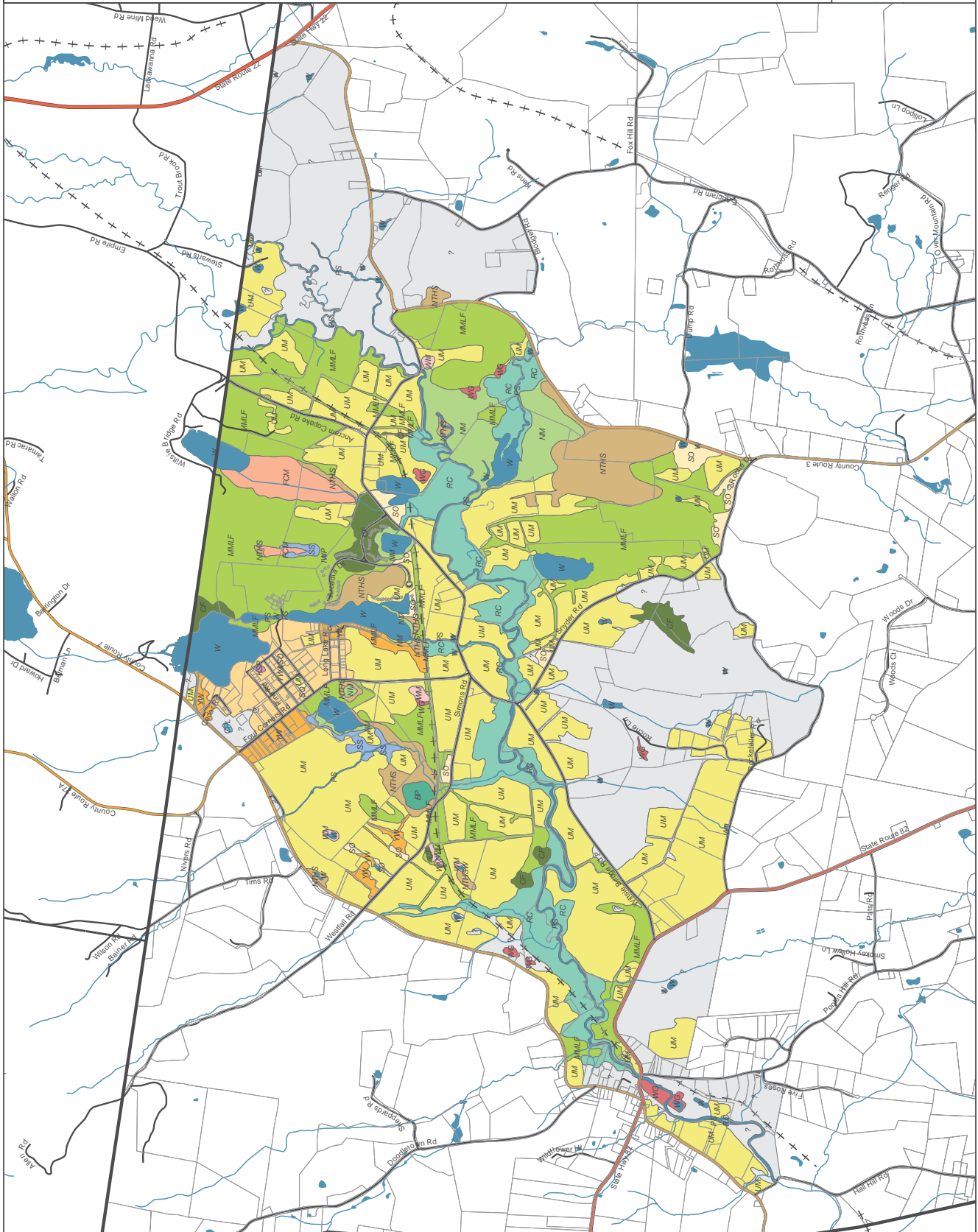
Draft Map Date:
2-22-2008

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Town of Ancram Columbia County, NY

Buildout Environmental Constraints

-  Town Boundary
-  Property Boundaries
-  Water and Streams
- Roads**
 -  State Route
 -  County Road
 -  Local Road
 -  Private Road/Parking
 -  Driveway
 -  Railroads (abandoned)
-  Wetlands
-  Flood Hazards
-  100 Ft Buffer of Water and Streams
-  100 Ft Buffer of Wetlands
-  Steep Slopes

Draft Map Date:
3-31-2008

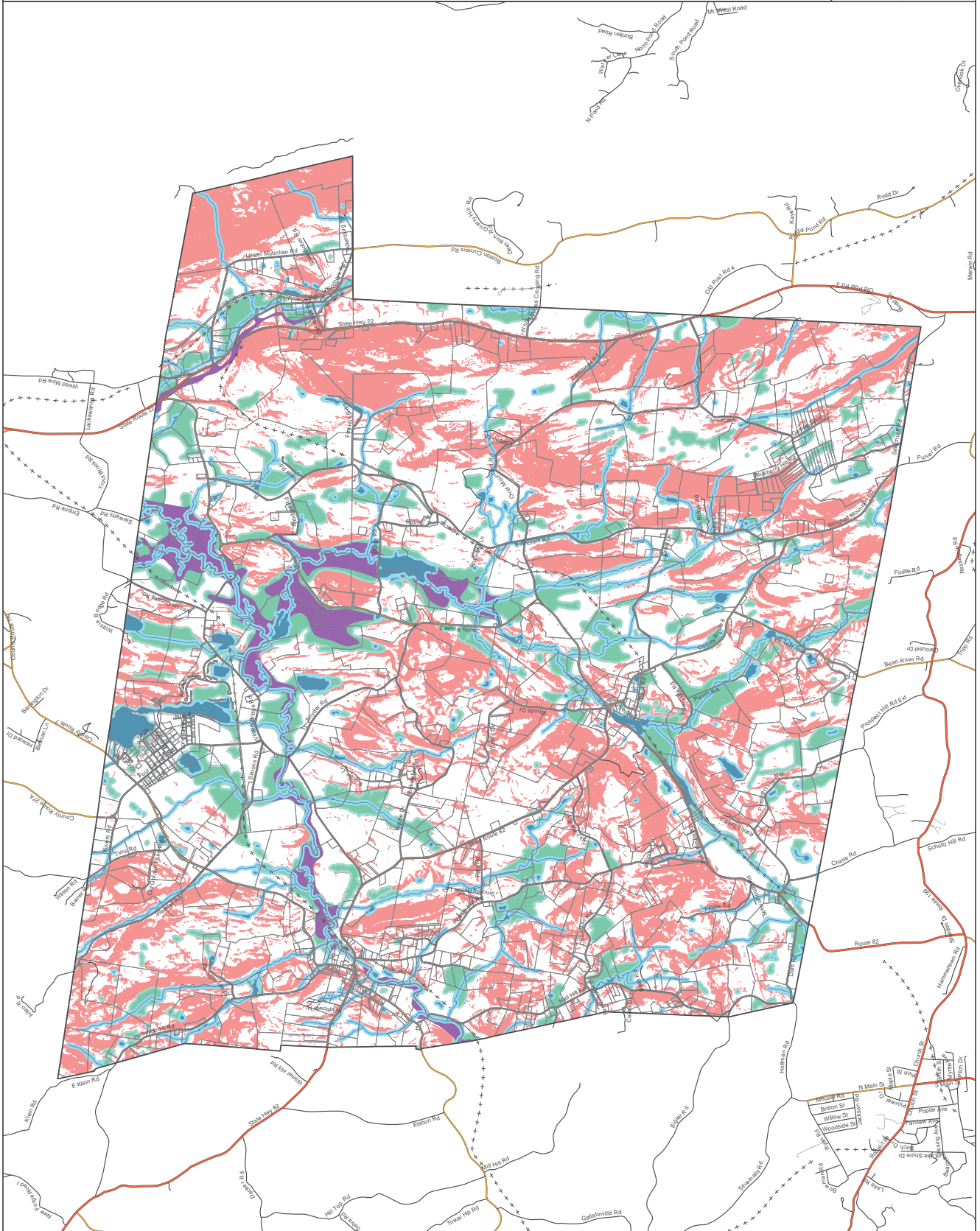


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Town of Ancram Columbia County, NY

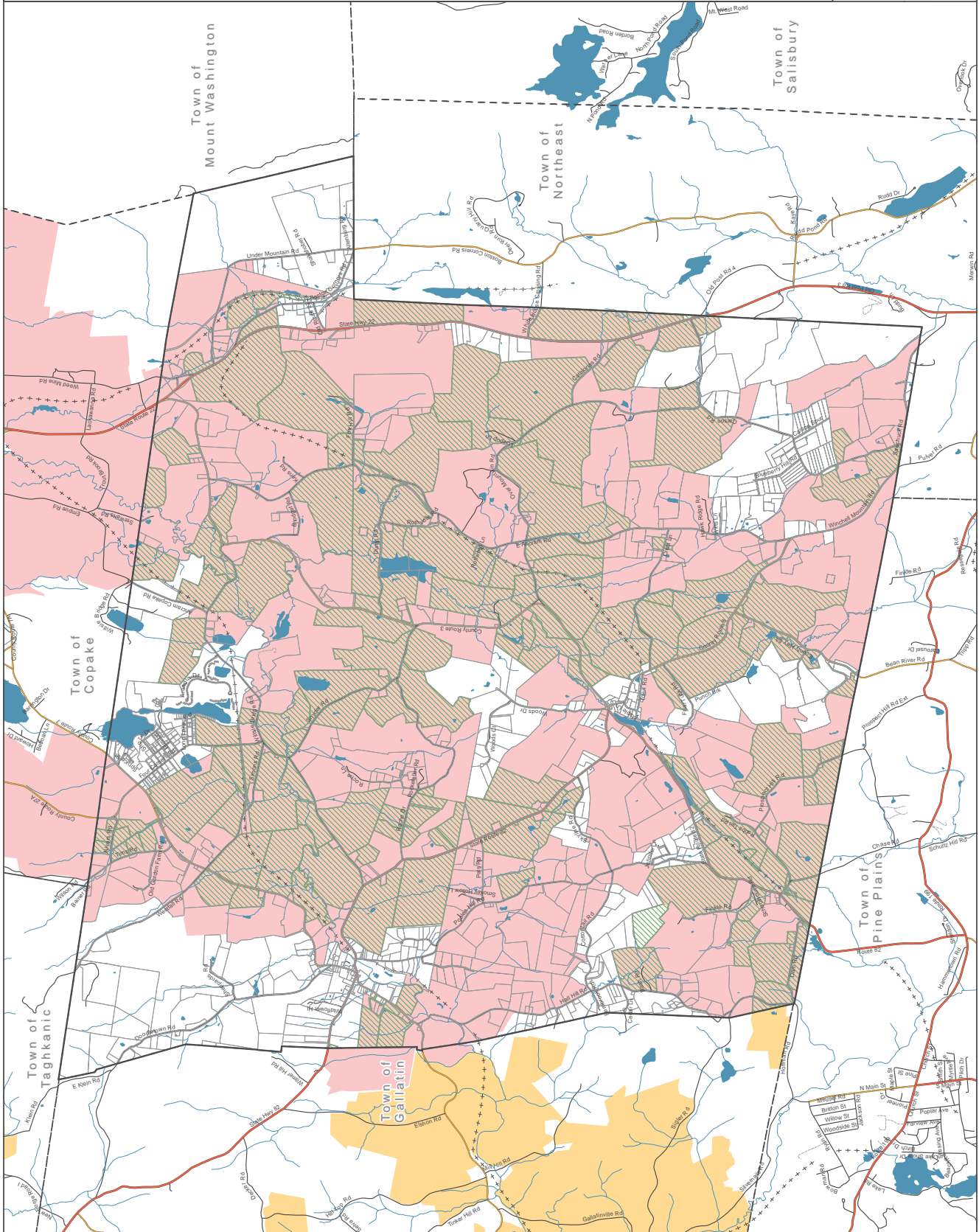
- Agriculture**
- Town Boundary
 - Neighboring Towns
 - Water
 - Streams
 - Roads
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- County Agricultural Districts**
- Agriculture Class Parcels
 - Ag District #1
 - Ag District #4



Map Date:
January 2011



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Town of Ancram Columbia County, NY

- Farmland**
- Town Boundary
 - Neighboring Towns
 - Water
 - Streams
 - Roads
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
 - Agriculture Class Parcels
- Farmland Soils**
- All areas are prime farmland
 - Prime farmland if drained
 - Farmland of statewide importance



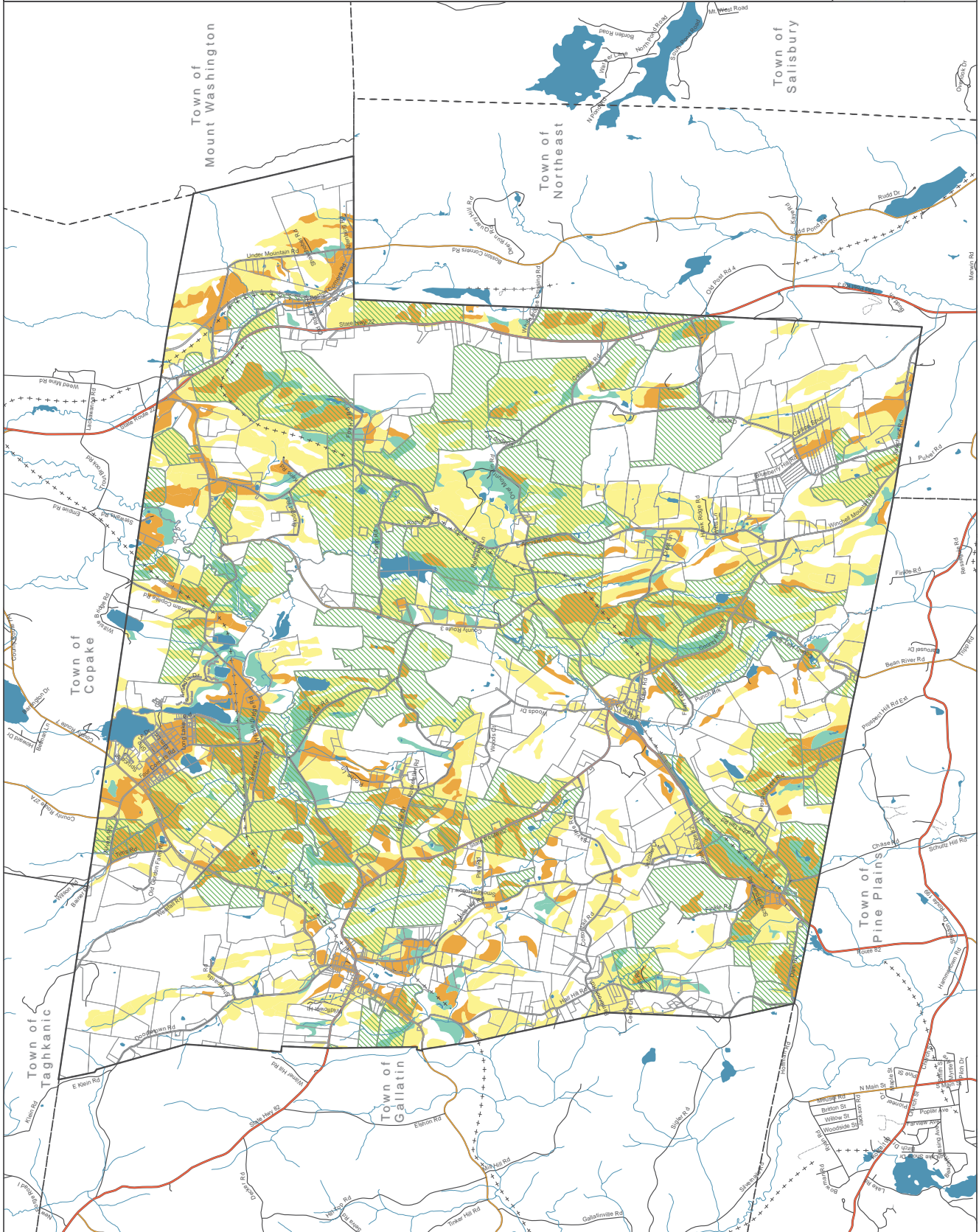
Map Date:
January 2011

0 0.25 0.5 1 1.5 Miles



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Town of Ancram Columbia County, NY

Ancram Farmland

- Town Boundary
- Neighboring Towns
- Property Boundaries
- Water
- Streams

Roads

- State Route
- County Road
- Local Road
- Private Road/Parking
- Driveway
- Railroads (abandoned)

Farms Identified

- Agriculture Class Parcels
- Additional Ag Exempt Parcels
- Additional Identified Farmland



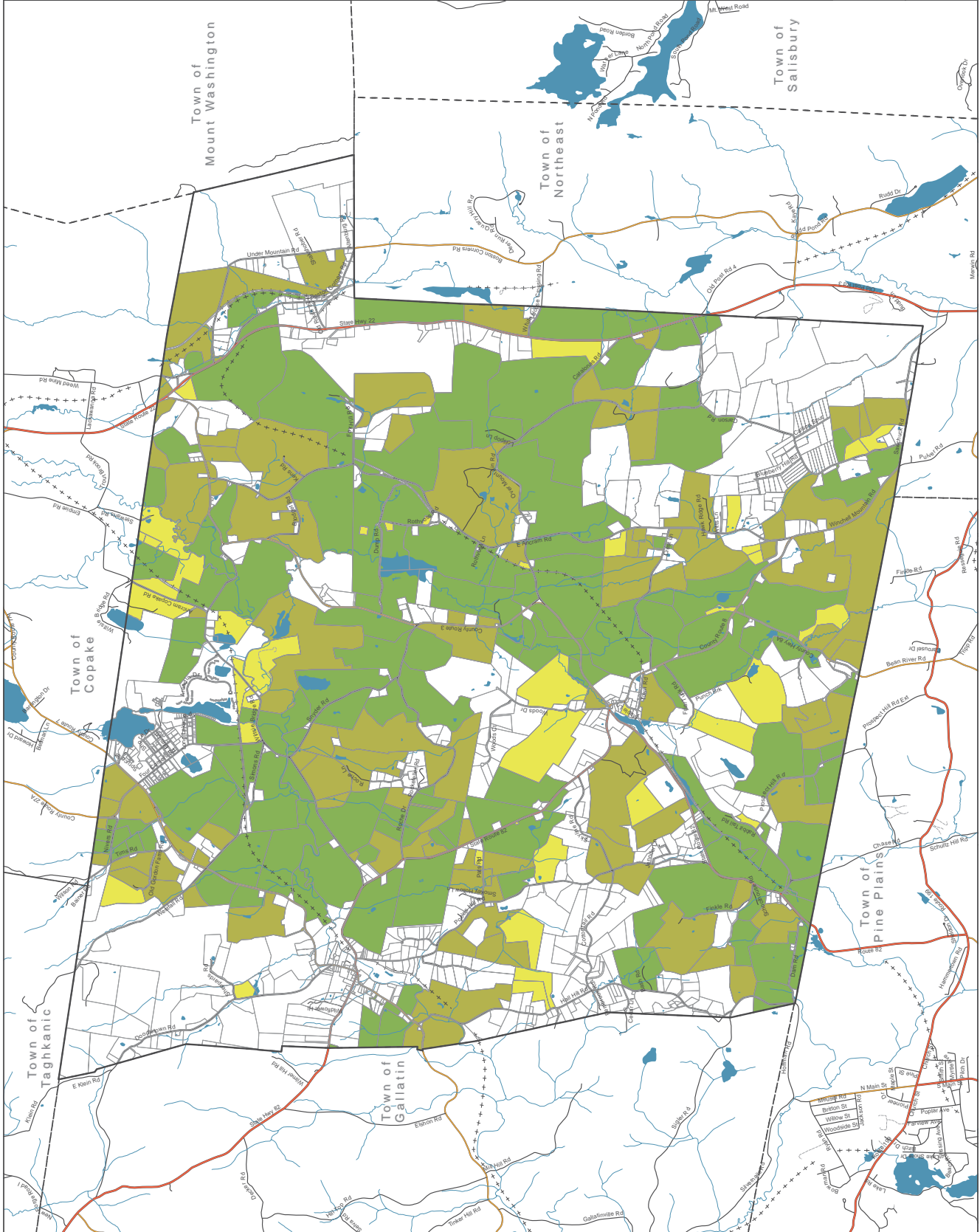
Map Date:
January 2011

0 0.25 0.5 1 1.5 Miles



**Community Planning &
Environmental Associates**

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Town of Ancram Columbia County, NY

LESA Ranking

Farm parcels only

- Town Boundary
- Neighboring Towns
- Water
- Streams
- Roads**
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- LESA**
 - Calculated Rank: Priority 1: 32 - 40
 - Priority 2: 26 - 32
 - Priority 3: 20 - 26
 - Farms Already Protected

The Farm Parcels used for this map were identified through the property class codes applied by the local assessor, agricultural assessment and/or exemption status, and through aerial photo interpretation

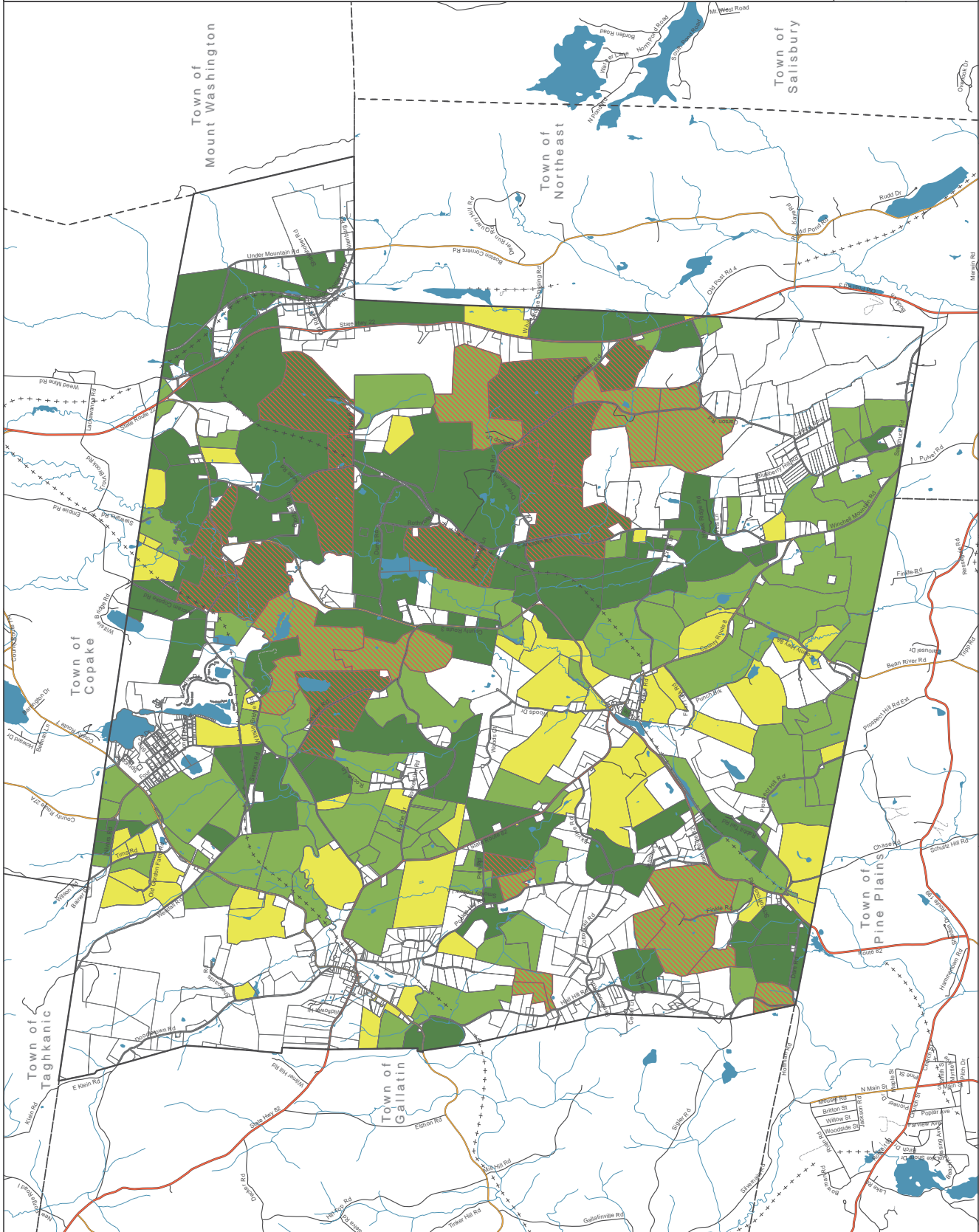
Map Date:
January 2011



0 0.25 0.5 1 1.5 Miles



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Town of Ancram Columbia County, NY

Ridgeline/Steep Slope Identification and Protection Map

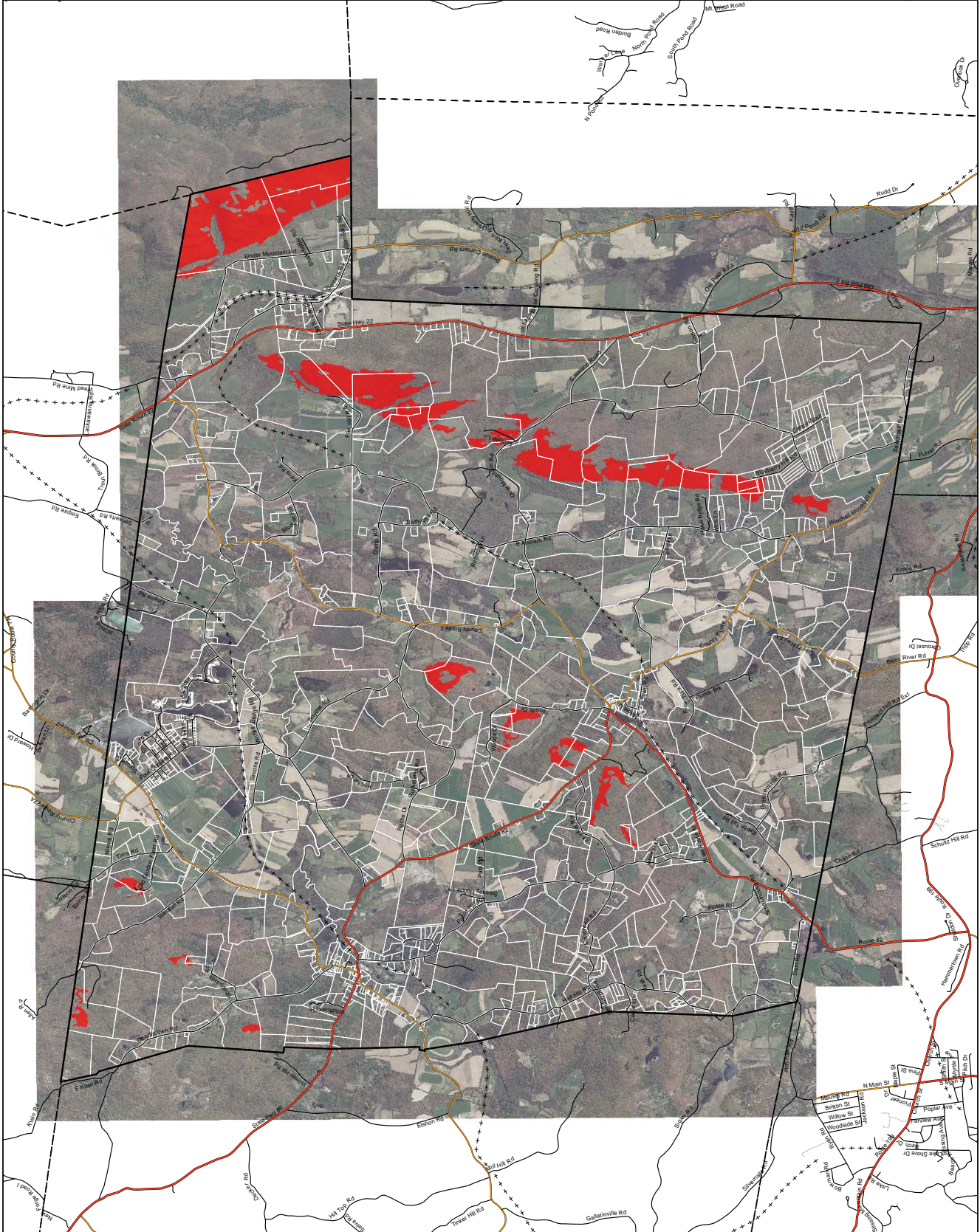
Over 800' elevation,
with slope exceeding 15%,
visible from more than 4 miles of road,
and areas 3.5 acres or larger

- Town Boundary
- Neighboring Towns
- Roads**
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- Parcels
- Ridgeline/Steep Slope Protection Overlay District (RSSPOD)

Map Date:
4-28-2014




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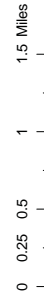
Town of Ancram Columbia County, NY

Zoning Map

- Town Boundary
- Property Boundaries
- Water and Streams
- Streams
- Roads**
 - State Route
 - County Road
 - Local Road
 - Private Road/Parking
 - Driveway
 - Railroads (abandoned)
- Zoning Districts**
 - Hamlet Business Residential Districts
 - Ancram (AH-B/R)
 - Ancramdale (ACh-B/R)
 - Hamlet Residential Districts
 - Ancram (AH-R2)
 - Ancramdale (ACh-R2)
 - Boston Corners (BCH-R2)
 - Lower Rhoda Residential District (RhoR1)
 - Carson Road District (CarsRd)
 - Agriculture District (Ag)
 - Light Industrial District (I-1)
 - Area of Flood Concern (F)
 - Scenic Corridor Overlay Zone (SCOZ)

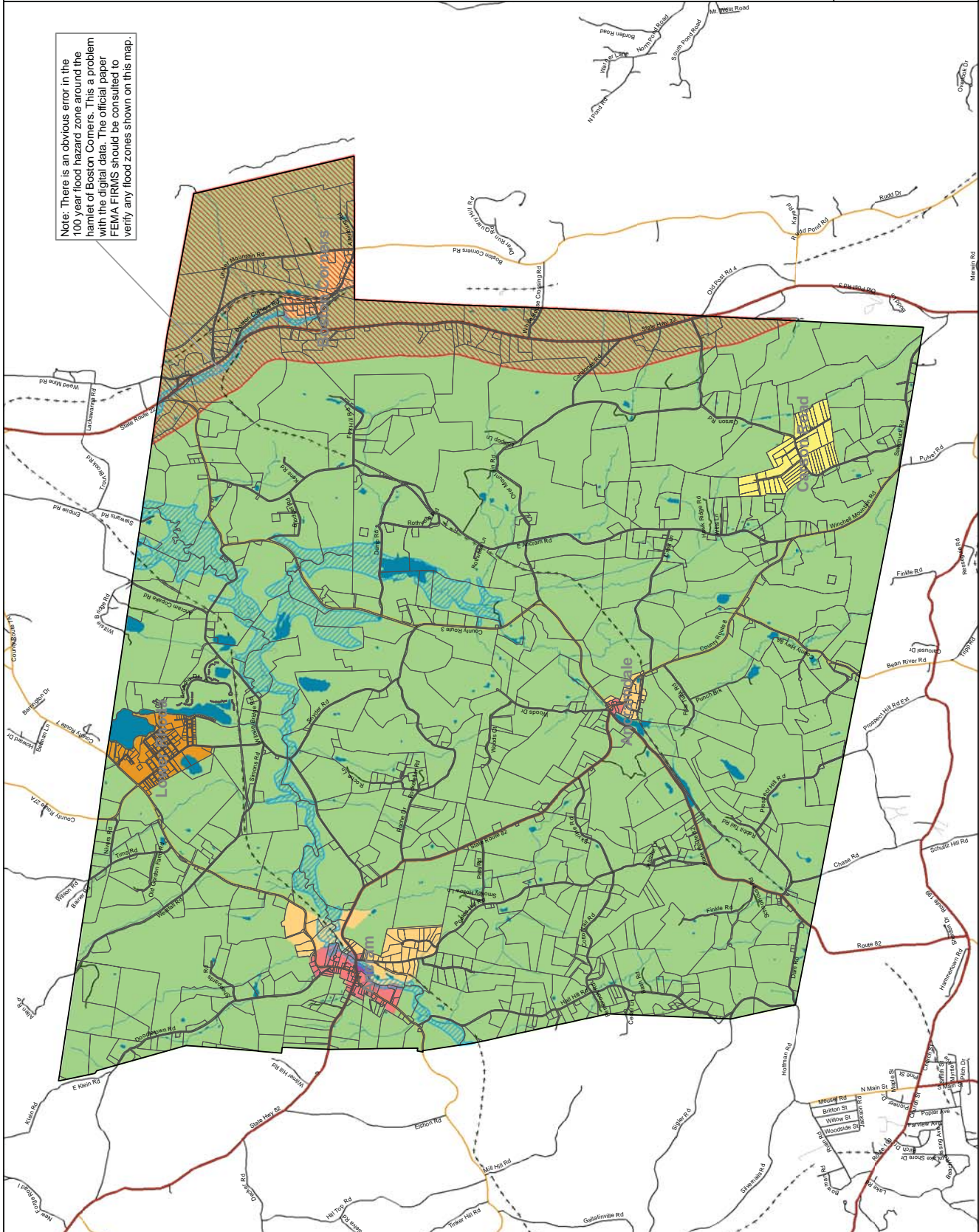


Map Date:
7-19-2012



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Note: There is an obvious error in the 100 year flood hazard zone around the hamlet of Boston Corners. This is a problem with the digital data. The official paper FEMA FIRMS should be consulted to verify any flood zones shown on this map.



Bedrock Geology

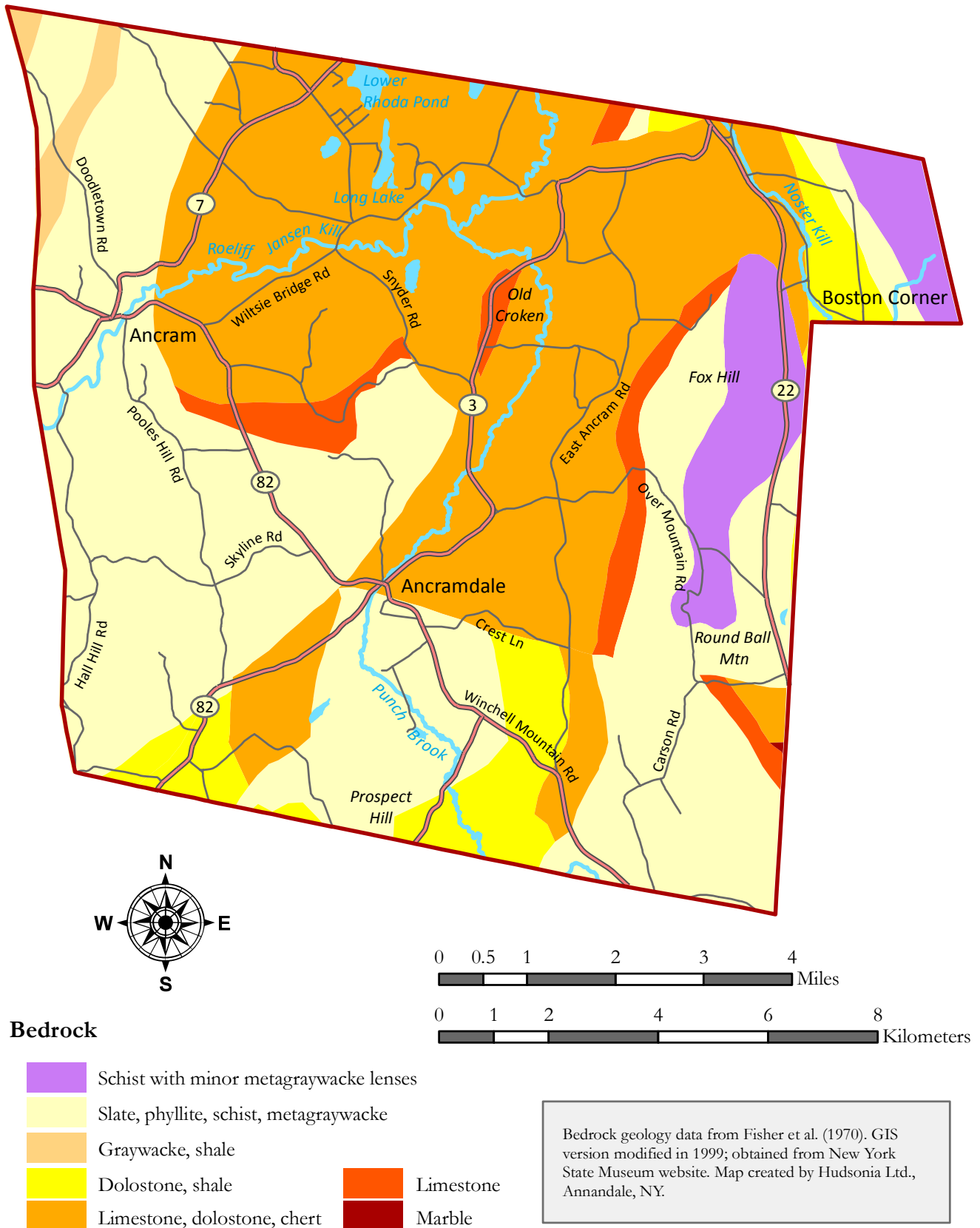


Figure 1. Generalized bedrock geology in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

Calcareous and Outwash Soils

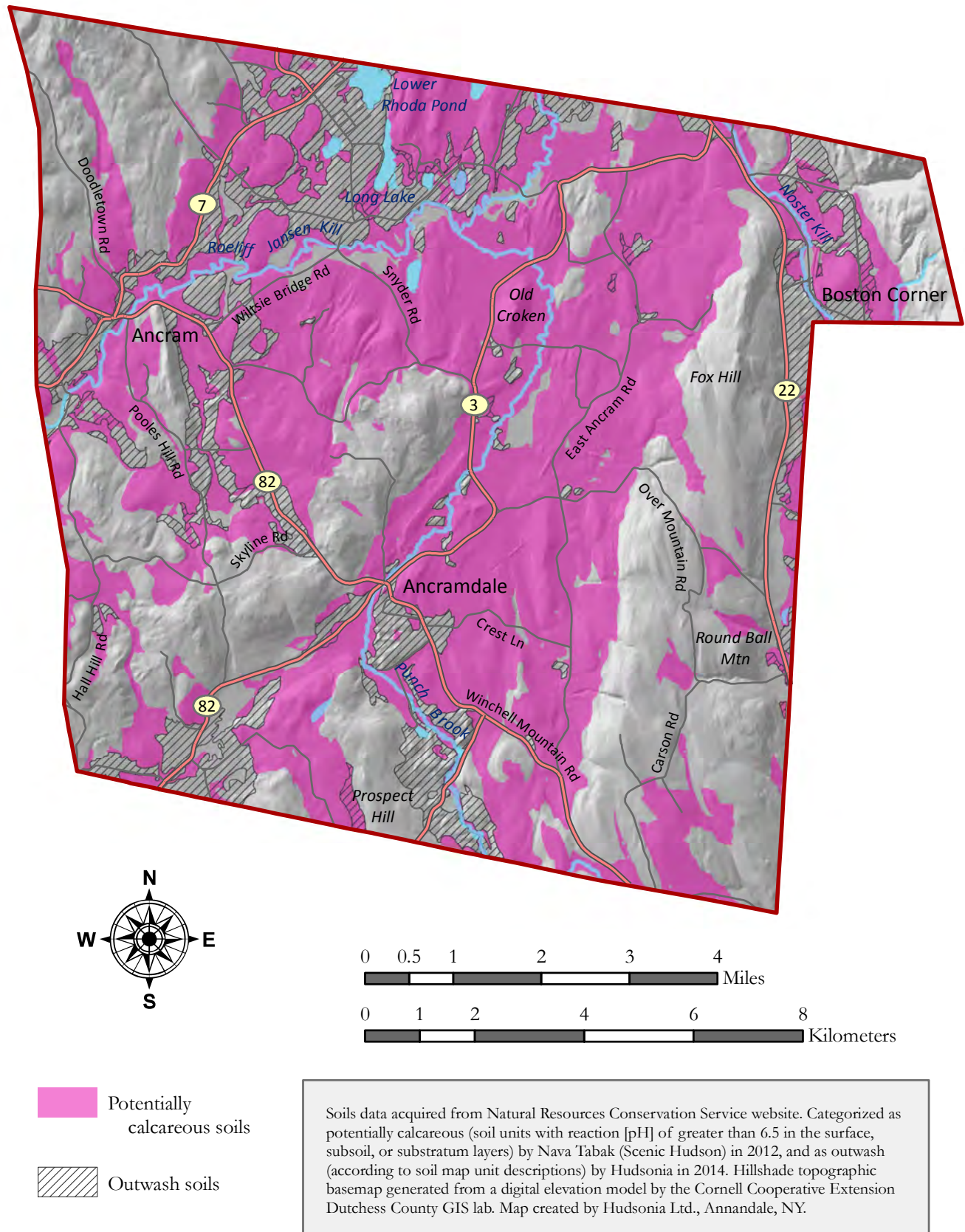


Figure 4. Potentially calcareous and glacial outwash soils in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

Land Cover

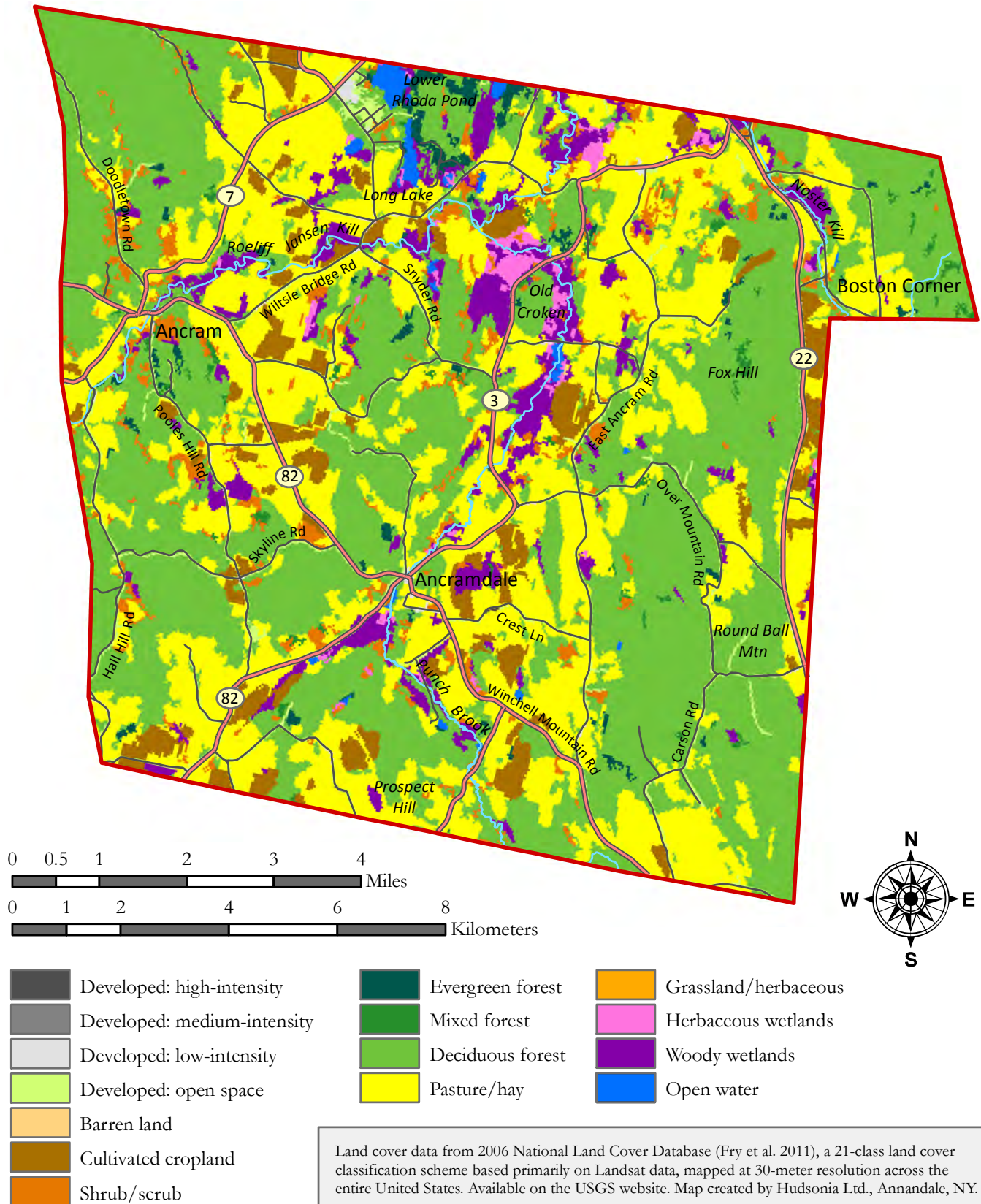


Figure 9. Land cover in the Town of Ancram, Columbia County, New York. See Figure 14 (Ecologically Significant Habitats) for detailed habitat information in northern Ancram. Ancram Natural Resources Conservation Plan, 2015.

Ecologically Significant Habitats

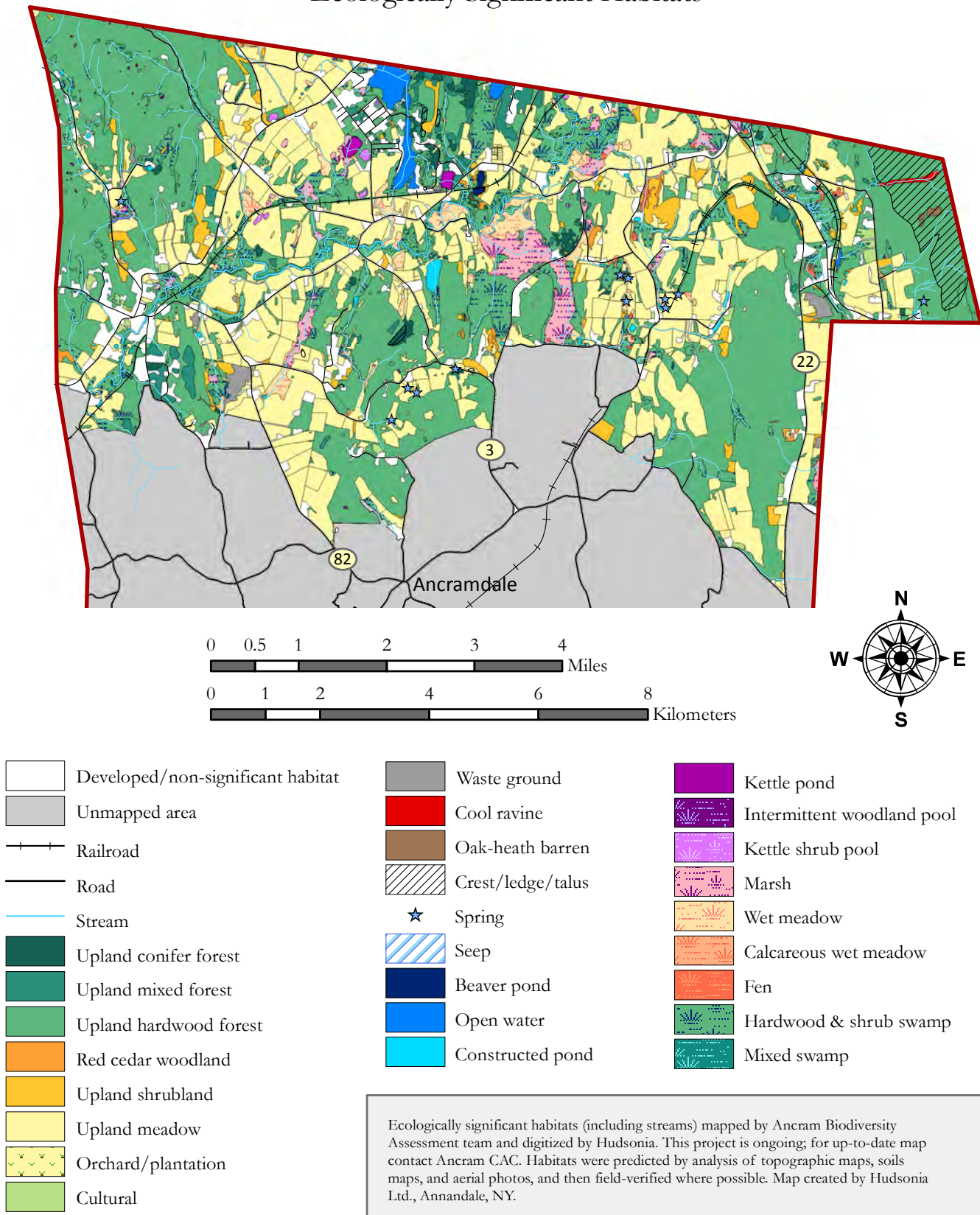


Figure 14. Ecologically significant habitats identified in the area mapped by the Ancram Biodiversity Assessment team in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

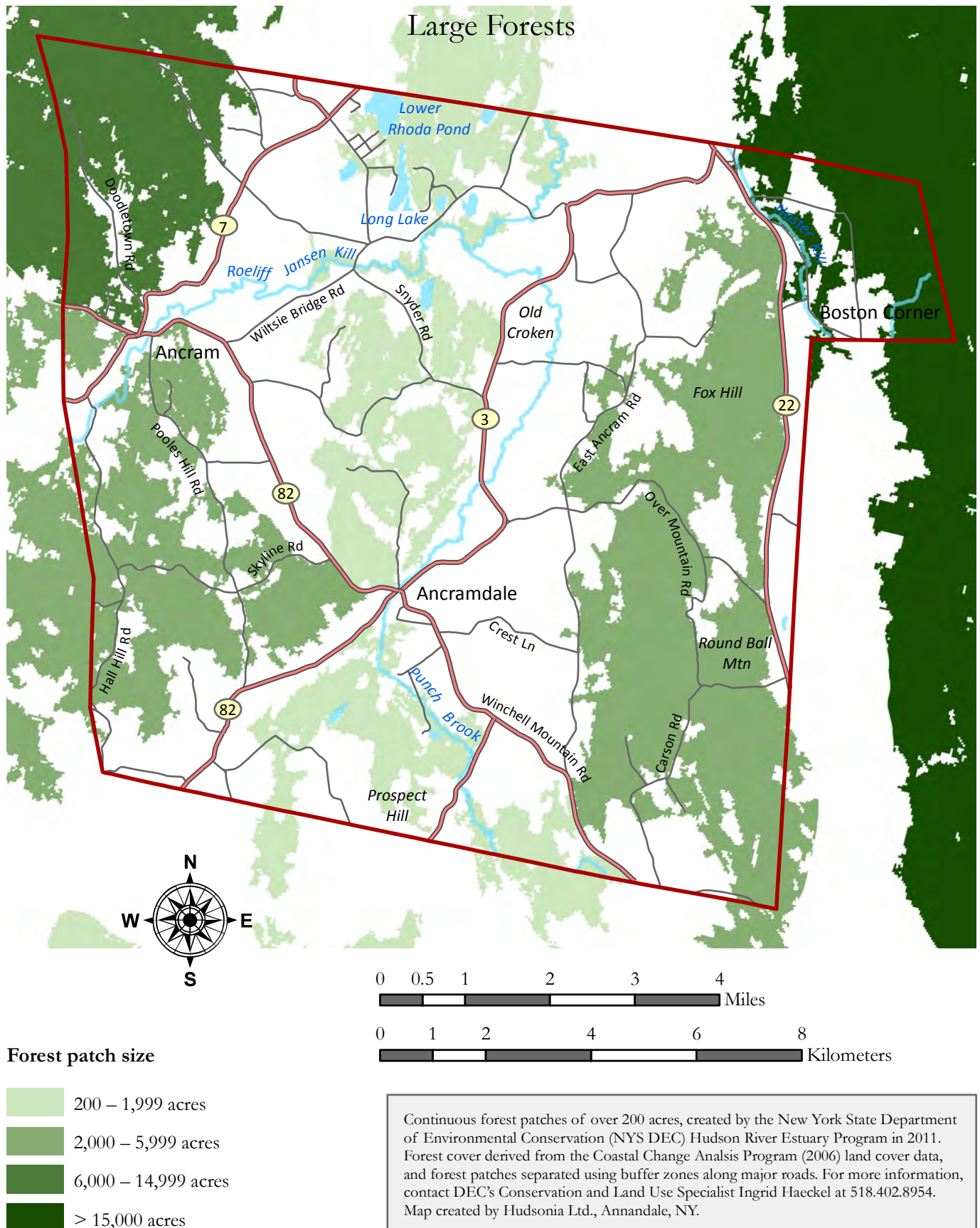


Figure 15. Large forests in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

Unusual Habitats

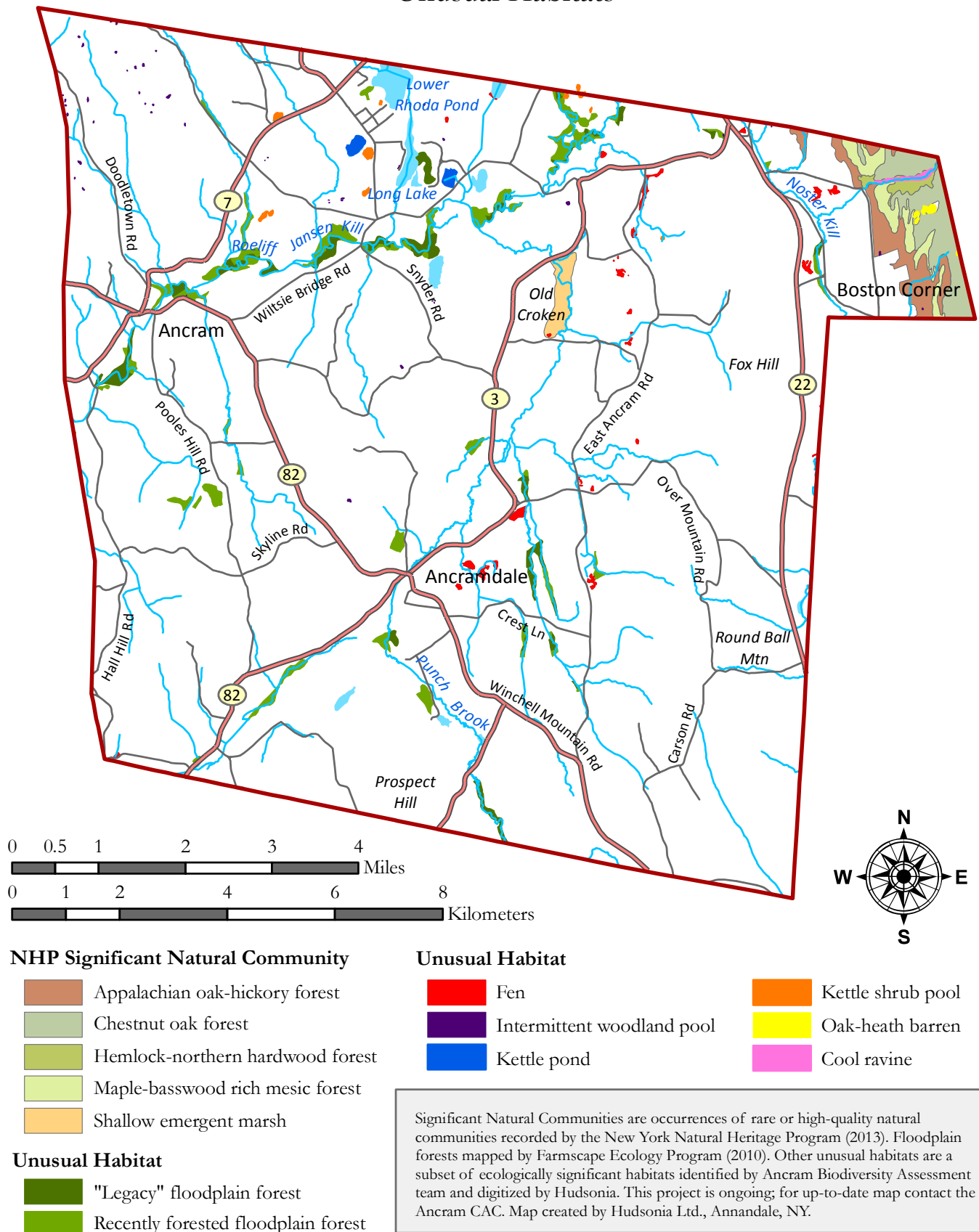


Figure 16. Unusual habitats in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

"Significant Biodiversity Areas" and Scenic and Ridgeline Overlay Zones

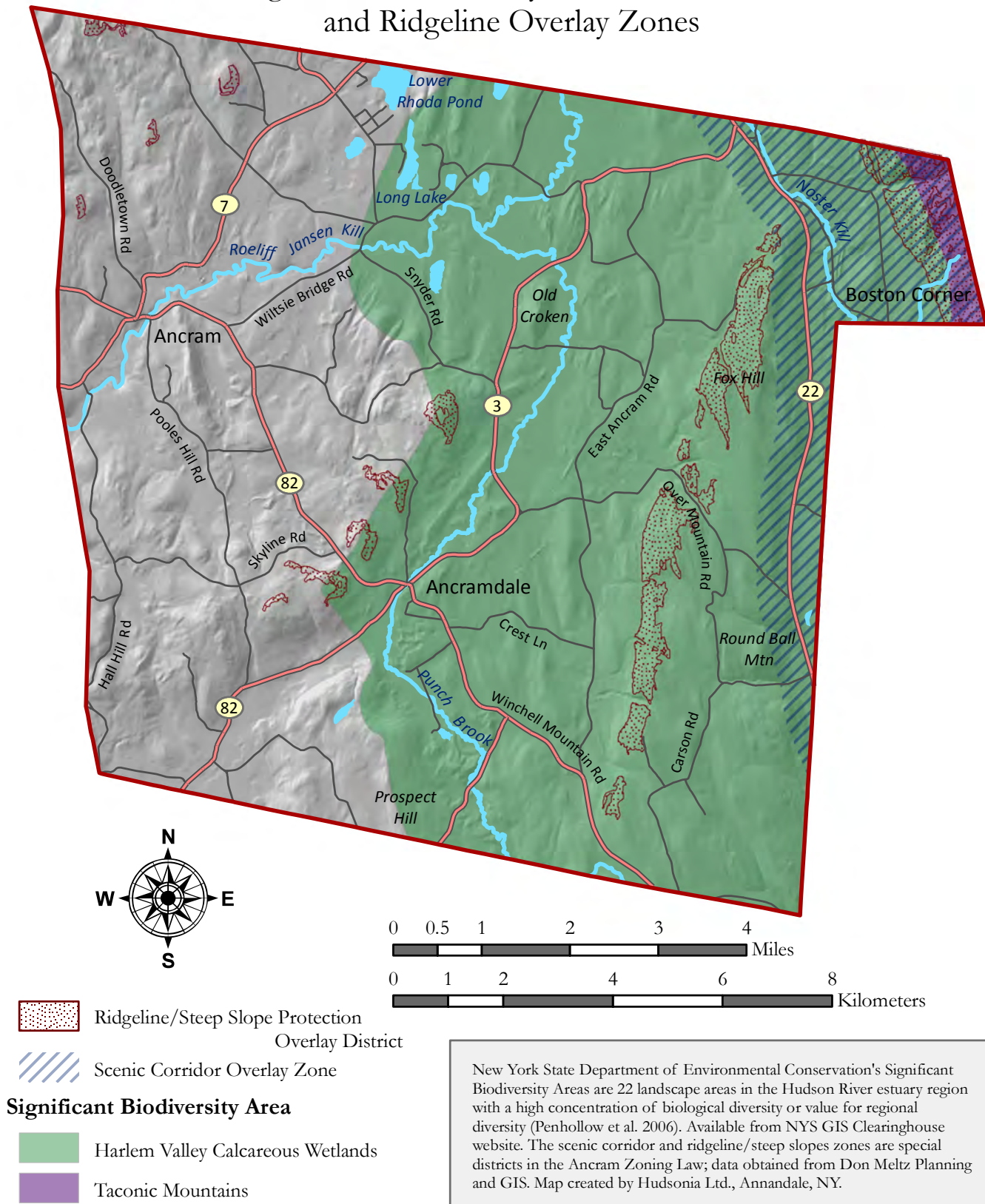


Figure 17. DEC "Significant Biodiversity Areas" (SBAs), Scenic Corridor Overlay Zone, and Ridgeline/Steep Slope Protection Overlay District in the Town of Ancram, Columbia County, New York. (Many areas outside these SBAs are also very important for local and regional biodiversity.) Ancram Natural Resources Conservation Plan, 2015.

Natural Heritage "Important Areas"

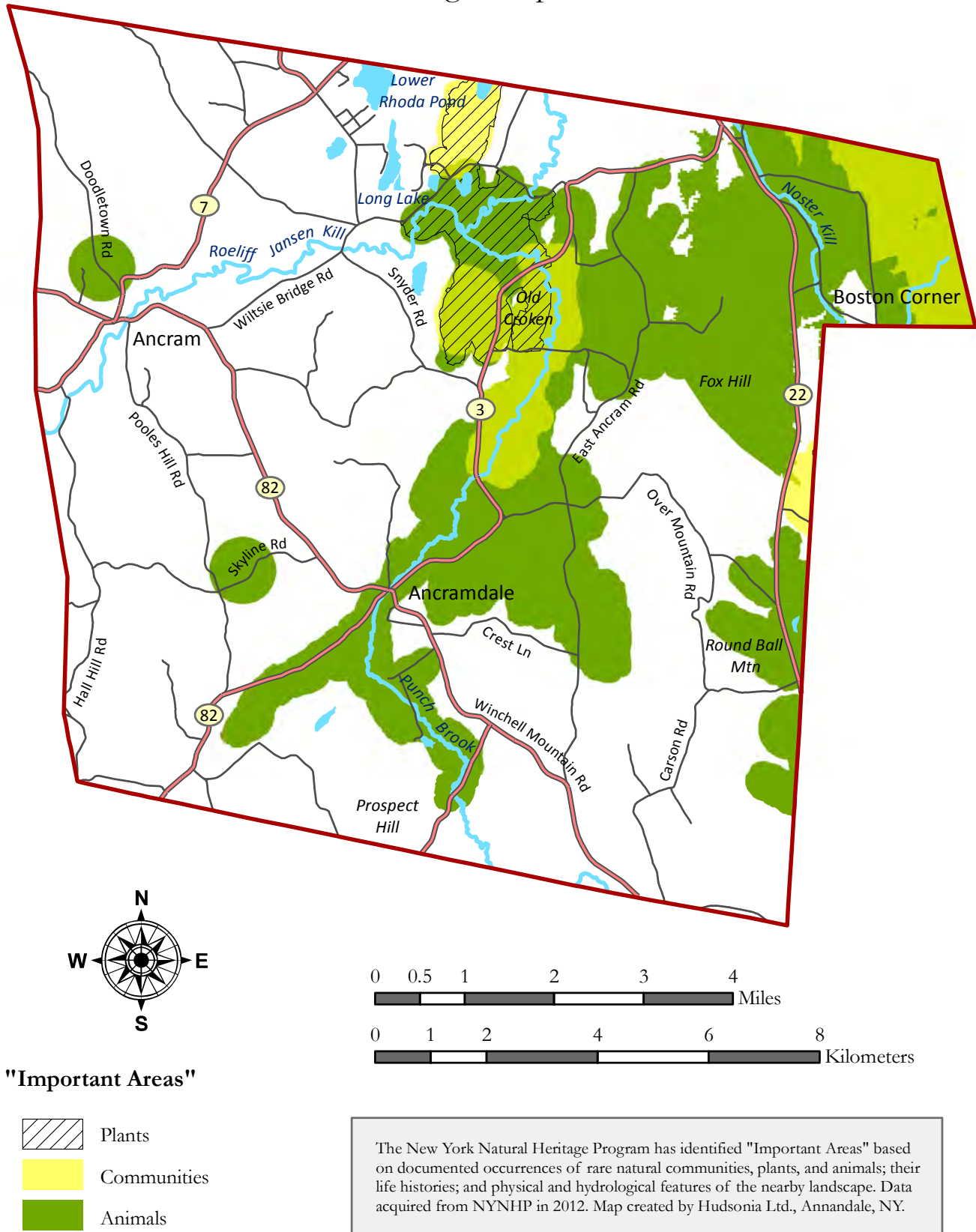


Figure 18. New York Natural Heritage Program "Important Areas" in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

Conservation Areas

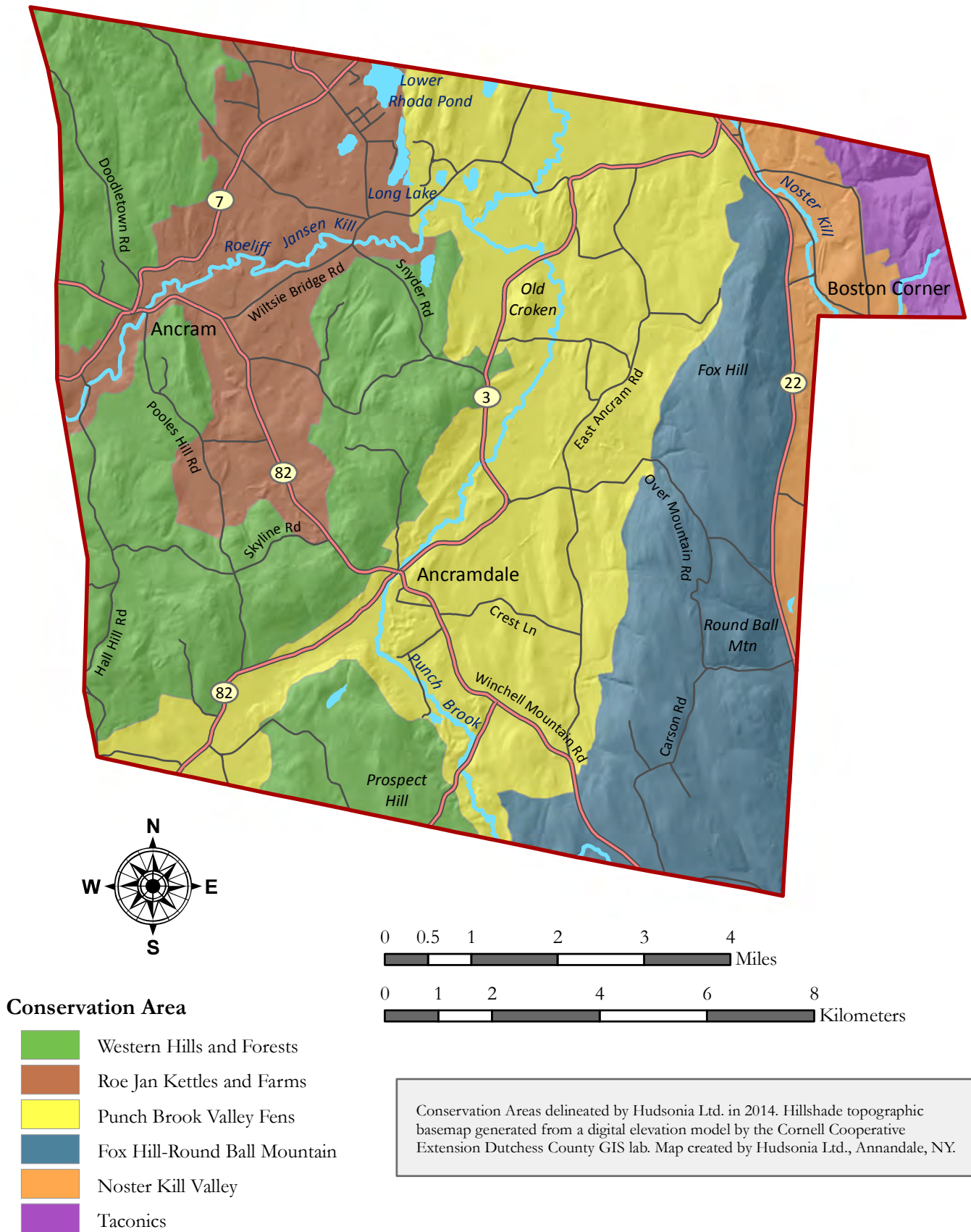


Figure 20. Conservation Areas in the Town of Ancram, Columbia County, New York. Ancram Natural Resources Conservation Plan, 2015.

Appendix 3: Survey Data and Workshop Results

Summary of Survey

The complete Ancram survey summary data and open-ended responses (through Survey Monkey) have been presented to the Town in .pdf format. The purpose of this document is to summarize the most frequent responses to open-ended questions that relate to the Town's vision and goals.

Question 1 – 9 Demographic Information from Participants

- A total of 342 surveys were completed in response to the Town of Ancram Comprehensive Plan Survey.
- Survey respondents represented all areas of town: 54% of respondents were from outside hamlet areas with 26% from Ancramdale, 15% from Ancram, and 5% from Boston Corner.
- The survey represented more long-term residents than short-term residents: 47% are long-time residents or landowners, with 27% living or owning land 11-20 years, 15% less than 5 years, and 11% 5-10 years.
- Slightly more than half were full-time residents (52%), 44% were part time, and a small percentage (5%) were landowners but not a resident.
- Almost all respondents own their home. About 2% are renters.
- The survey represented older residents: About 50% were 65 years old and older. There were no respondents < 19 years and only 27 aged 20-44.
- About 88% have no school aged children living with them.
- Working at home and retired were the most common answers about work status (39% retired). For those not working at home, more (17%) work 25 or more miles from home.
- There were a wide variety of reasons people were attracted to the area. The most common response was that they purchased a home (34%) but 30% said it was the scenic countryside.

Question 10 Please add your suggestions to improve this vision for the next Decade

This question is a follow-up to Question 9: "Does this vision still capture what you hope Ancram will be like in the next decade?" This is in reference to the 2010 overall vision established for the Town. A total of 128 of those responding to the survey commented on this. Almost 95% had marked that in general they felt the vision still captured what they hoped Ancram would be like in the next decade.

To summarize the topics most often commented on in response to this question:

- Twenty-three (23) persons gave responses that noted a desire for more small businesses in town. The vast majority of those request small businesses that would provide essential services, such as a restaurant or café, groceries, or a gas station/convenience store.
- Thirteen (13) persons responding noted that there was a need for improved cell phone and broadband service.

- Twelve (12) of those commenting on this question remarked that they would like to see dilapidated buildings renovated or removed.
- Eleven (11) of those responding to this question expressed a desire for strong protection of the environment and natural resources.
- Eleven (11) of those commenting stated that preserve of rural character was important to them.
- Eight (8) people responding noted that there is a need for affordable housing in Town.
- Seven (7) persons responding noted that more jobs were needed in the area.
- Another seven (7) persons stated that farming should be sustainable in Ancram.

Question 11 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 1: Agriculture and Open Space. Almost 94% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 57 related comments.

To summarize the topics most often commented on in this response:

- Ten (10) persons gave responses that noted a desire for organic farming without pesticides to be encouraged.
- Eight (8) of those commenting on this question remarked that they would like to encourage new farming ventures. Five of those responding specifically wanted small farms – not large, factory farms.
- Seven (7) persons responding basically noted that that they wanted the town to preserve rural character – farms, open space and scenic views.
- Five (5) people responding essentially noted that farms need to be profitable.
- Four (4) of those responding to this question expressed a desire for environmental protection.
- Three (3) persons of those commenting stated that they desired to encourage sustainable farming.

Question 12 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 2: Environment. Over 96% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 50 related comments.

To summarize the topics most often commented on in this response:

- Six (6) persons gave responses that noted a desire for dark skies; three of those requested restrictions on night lighting.
- Five (5) of those commenting on this question remarked that they would like to protect natural resources including ridgelines (2), lakes and streams (2), and valleys & fields.
- Five (5) persons responding basically noted that environmental protection should be a priority.
- Five (5) people responding essentially noted that alternative energy should be encouraged (1 noted small scale only)

- Four (4) of those responding to this question stated that there should be no solar power; three of those responding also did not want any wind power in Town.
- Three persons (3) of those commenting stated there should be more emphasis on climate change.

Question 13 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 3: Community Character. Almost 97% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 29 related comments.

To summarize the topics most often commented on in this response:

- Five (5) persons gave responses that noted there is already a sense of community and great communication.
- Four (4) of those commenting on this question remarked that they would like to maintain ongoing volunteer activities/make residents aware of opportunities.
- Two (2) persons responding noted that preservation costs money/derelict buildings do not retain historic character.
- Two (2) more people responding noted that the Town should go with majority/be impartial.
- Two (2) of those responding to this question stated that open communication/improvement is needed.
- Two (2) persons of those commenting stated that newcomers should be engaged.

Question 14 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 4: Community Services. Over 93% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 31 related comments.

To summarize the topics most often commented on in this response:

- Six (6) persons gave responses that noted a desire to offer community-based services for all ages.
- Four (4) of those commenting on this question remarked that more programs are needed for seniors.
- Three (3) persons responding noted that services and facilities are needed for youth/teens.
- Three (3) more people responding noted that they are in favor of recreational facilities and services for all.
- Two (2) of those responding to this question stated that the Ancram kids camp is a great program.
- Two (2) persons of those commenting stated that medical/ emergency health services are needed.

Question 15 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 5: Town Infrastructure. Almost 98% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 33 related comments.

To summarize the topics most often commented on in this response:

- Seven (7) persons gave responses that noted a desire for improvements to broadband/ cell phone services.
- Four (4) of those commenting on this question expressed a dissatisfaction with road maintenance.
- Four (4) persons responding noted that dilapidated buildings are in need of attention.
- Three (3) more people responding noted that speed and volume of traffic are an issue.

Question 16 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 6: Town Centers. Over 95% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 69 related comments.

To summarize the topics most often commented on in this response:

- Thirteen (13) of those responding to this question expressed a desire to address dilapidated buildings.
- Eleven (11) of those commenting stated that Ancramdale hamlet or other areas may be equally important.
- Nine (9) people responding noted that improvement is needed at the intersection of Routes 7 and 82.
- Seven (7) persons responding noted that heavy truck traffic is too much, especially on Route 82.

Question 17 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 7: Economic Development. Over 92% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 62 related comments.

To summarize the topics most often commented on in this response:

- Twenty-four (24) of those responding to this question stated that telecommunications improvements are needed.
- Five (5) of those commenting noted that they would like to see the encouragement of agricultural retail/ (eco)-tourism.
- Three (3) people responding noted that they don’t want small or home-based businesses to be residentially unfriendly. Concern over delivery trucks and increased traffic are expressed.

- Three (3) persons responding essentially noted that zoning is not business friendly, due to the issue of maintaining rural character.
- Another three (3) people answering this question noted that local job opportunities are needed.

Question 18 If you think the direction, wording, or scope of this goal should be changed, please give us your suggestion(s)

This question is in response to “Is this goal still relevant to the future of the Town of Ancram?” Reference 2010 Goal 8: Housing. Almost 87% of those responding to this question marked “yes, in general” meaning that they view this goal as still being relevant. There are a total of 55 related comments.

To summarize the topics most often commented on in this response:

- Twelve (12) of those responding to this question stated support for provision of affordable housing.
- Ten (10) of those commenting noted that they do not want to see large scale residential housing development.
- Six (6) people responding noted that senior housing is needed.
- Three (3) persons responding do not support affordable housing.
- Three (3) people answering this question do not support senior housing.

Question 19 and 20 Environmental Topics

All of the environmental features posed in this question were important to a vast majority of respondents except allowing large scale commercial solar power farms. For that, 46% said that was not important. There were mixed responses for encouraging eco-tourism as well. Protecting groundwater for drinking, protecting water resources and natural areas, and encouraging green and renewable energy were the environmental topics that had the most number of people indicating they were important.

Question 21 and 22 Agricultural Topics

All four areas explored in this question were important to the vast majority (all over 83% important). Agriculture is clearly important to most people. A small percentage did not feel encouraging all types of agriculture was important. Maintaining open space (fields, woodlands and wetlands,) was identified as the priority.

Question 23, 24 and 25 Ancram Hamlet Topics

Adding welcome signs, landscaping the mill area and constructing a sidewalk from Town Hall to Ancram Center were not important to the majority. Slightly more people think more law enforcement of speed limits in the hamlet is not important (140 people) than did (111 people). The other Ancram topics were all important to a large majority. The top priorities were that the town should take a more active role in the removal of dilapidated structures and site improvement, encouraging small businesses, and improving the Route 82/7 intersection. A very strong majority (78%) feel there should be more businesses in the Ancram Hamlet. The most preferred business types were (in order) convenience goods, café, restaurant, and food/grocery stores.

Question 26, 27 and 28 Ancramdale Hamlet Topics

Of the topics listed in this question, there was a slight majority that felt it was important to have more speed enforcement on Route 82. For the other topics the majority answered that they were not important. There were a lot of 'don't know or no opinion' responses to topics related to Ancramdale. The strongest response was that 66% said more street lighting was not important. Adding sidewalks, curbing at intersection of 82/3 and 8 showed mixed results: about 43% said it was not important while 40% said it was important. There appears to be a wider variety of opinions about what should occur in Ancramdale than in Ancram. The top two priorities were to restrict heavy truck traffic and establish a hamlet planning group. More people indicated there should be more businesses (162 people), but 107 said there should not – another topic with mixed feelings. For those who desired more business, the preferred types were convenience, restaurant, café, and food/grocery were the preferred types.

Question 29, 30 and 31 Boston Corner

About half of the participants supported many of the topics related to Boston Corner, but there were relatively higher numbers of people who indicated 'don't know or no opinion' on this question. The majority did not know or had no opinion about the placement of guardrails on Boston Corner Road. About 43% felt establishing a Boston Corner planning group was important and 36% had no opinion about that idea. Of all the topics, marking walking/biking lanes on roads had the most people indicate that was important (58%). Other topics that had at least 50% were more parking at the rail trail head entries, encouraging small businesses, and providing maps and guides to historic places. Compared to responses about Ancram Hamlet, there was a wider range of feelings about Boston Corner topics. The top priorities were to allow businesses in hamlet and along Rail Trail and more parking at trail head. A slight majority (54%) indicated they think there should be more business in Boston Corner but 45% did not think there should be more business here. For those that do want new businesses, those types centered on café, convenience, rail-trail related and small businesses.

Question 32 and 33

The town government topics were all important to a vast majority of participants. All had more than 74% of participants indicating they were important. This indicates a strong desire to have the Town Government continue to address all those topics. Priority actions were related to communication, responsiveness and ease of access to Town officials.

Question 32 and 35

There were a variety of opinions related to the grounds around Town Hall. Almost half (49%) said that building more recreation facilities there was not important. About 42% said adding on to Town Hall for a community center was not important and about the same number said it was important. Similarly, opinions were split as to whether it was important to establish a walking trail from Town Hall to Ancram Center. However 52% thought it was important to establish a walking/jogging trail around Town Hall. When asked to prioritize these ideas, there were none that rose to the most important. However, building more recreation facilities was felt to be the least important use of that area.

Question 36 and 37

As with Town Government topics, large majorities felt that public services for the most part were all satisfactory. An equally large majority felt that broadband and cell service were not

satisfactory. Seventy-two percent felt that broadband was not satisfactory; sixty-nine percent felt that cell service was not satisfactory.

Question 38 and 39

This explored recreation topics. Four ideas had mixed opinions: development of biking maps and tours, more community events, support for hunting and fishing, and develop a plan to improve Blass Memorial Field. For those, opinions were split as to whether this was important or not important. For the other topics, the majority felt they were important. The priorities were more walking/jogging opportunities in natural areas and shared bike lanes and shoulders.

Question 40 and 42

This question explored the need for affordable housing. 37% said having more affordable housing was important while 47% said it was not important, with the remainder having no opinion. Of the affordable housing options, large rental apartment buildings were not supported. Smaller multi-family rentals and purchased manufactured homes had slightly more support but were not among the favored solutions. Rental of single family homes, purchase of 2-family homes, rental of accessory apartments, and purchase of single family homes had the most support. There were a wide variety of other ideas offered to meet affordable housing needs (see Ancram survey summary data and open-ended responses).

Question 43 Please share any comments about other topics or future actions the Town should address.

There were a total of 124 responses to this request for additional comments on other topics or future actions that should be addressed.

The following are additional responses to prior survey questions, listed under Question 43. The words are exactly as written by the respondent.

Q8: What brought you to this area?

- No zoning, no comprehensive plans, no restrictions, farm area.

Q 19: Environment

- Institute climate smart programs – what does this mean?
- Allow large scale commercial solar farms with location/ siting control

Q 20: Of the items listed above what are the top 2 priorities for you?

- Allow small scale, wouldn't that involve changing zoning laws and possibly allow other less than 3 acres projects?

Q 21: Agriculture and Open Space

- Depends what types. What does sustainable mean? Ensure agricultural protection. Like what?

Q 22: Of the items listed above for Agriculture/ Open Space, what are the top 2 priorities for you?

- All items listed for agriculture/open space are top priorities

Q 24: Of the items listed above for Ancram, what are the top 2 priorities for you?

- Until there is some business in Ancram Center, why have sidewalks?

Q 26: Ancramdale hamlet

- Make a pedestrian crossing – what kind? walk; cross bridge? Restrict heavy truck traffic – why? We need deliveries.

Q 27: Of the items listed above for Ancramdale, what are the top 2 priorities for you?

- Protect the stream; get grants to improve the bridge design; welcome signs.
- All going against community character. What are you looking for?
- No need for the listed items – leave the Town alone.

Q 30: Of the items listed above for Boston Corner, what are the top 2 priorities for you?

- Maintain rural character; protect streams & water.

Q 33: Of the items listed above for Town Government, what are the top 2 priorities for you?

- Communications from the town hall are comprehensive and informative.
- Stop trying to change the Towns.

Q 35: Of the items listed above for the Town Hall grounds, what are the top 2 priorities for you?

- We have plenty as it is; these ideas are not necessary. Ancram should not encroach on private property, please, with any new walking trails.
- All money makes work, not important at all. Typical committee add-on; none of it will be useful.
- Make the town hall area more attractive. It could be much better with landscaping & perhaps some sculptures or colorful art work. Its bland looking. Thank you for doing this!
- Sadly, we are so car dependent here.
- Area seldom used at current time, waste of money to expand.
- Access to the town hall & grounds for the benefit of community & visitors, limit construction due to maintenance costs.

Q 37: Of the items listed above for Public Services, what are the top 2 priorities for you?

- Broadband difficulties noted.
- I was unable to email from under my ___ channel but not from my house here.
- What do you mean by priority? We have the services most do well. Just sometimes snow removal equipment gets over-zealous and goes too wide on some of the small roads.
- Jim's crew did a great job on Westfall Road but I would like to mention that very many people are unhappy with the white material used on Simons Rodd. It's very rough and the rock doesn't fit with Ancram.
- All but #6 seem important (Broadband).

Q 39: Of the items listed above for Recreation, what are the top 2 priorities for you?

- Access to natural trails in state land, easement of public access roads (old railroad beds).
- Enjoy your own land or farm, you will be too busy for recreation anyway if this is done right.
- Will Winterfest happen again? The Town Hall vestibule displays are well done.
- Don't want trails and traffic in DWMA.

Q 42: Other ideas to meet your affordable housing needs:

- Work on more local jobs so housing can be found without assistance. Light-manufacturing is a big priority for me.
- Move to city – no more housing in the Center of Ancramdale.

Question 43: Please share any comments about other topics of future actions the Town should address.

To summarize the topics **most often commented** on in response to Question 43:

- o Eleven (11) persons gave responses that noted a desire to Preserve Rural Character, Agriculture, and Open Space.
- o Eleven (11) persons responding expressed approval of the Town Supervisor.

- Seven (7) of those commenting on this question remarked that Broadband and Cell Phone Service Improvement is needed.
- Seven (7) of those responding to this question expressed a desire to preserve natural (and scenic) resources.
- Seven (7) of those commenting expressed an Approval of this Survey.
- Five (5) people responding noted that there is a need to address dilapidated buildings.
- Five (5) persons responding noted that more Community Events/ Facilities are desired.
- Five (5) persons gave responses that noted road improvements are needed.
- Four (4) persons stated that small businesses are needed to serve basic needs.
- Four (4) of those responding to this question expressed a desire to Leave the Town as it is.

Summary of Workshop

During the two workshops, participants were asked to fill out a card asking them what they love about the community and what ways can the community be improved. The following is a listing of those results. These lists reflect the exact words and phrases used by participants and have not been edited other than to place them in a list.

The workshop also asked people to identify and prioritize new challenges facing the Town, offer suggestions to address those challenges, and to give feedback on the 2010 vision and goal statements.

The following information reflects the results from that effort.

Final Town of Ancram Comprehensive Plan Appendices April 18, 2019

Challenges, Issues Identified	# of Priority Stickers
Fix Ancram town center dilapidated buildings	19
Need opportunities for community building (tour, picnic, events, shade at playground); place needed to be active and hang out. Use preservation buildings; a place for community gathering like Irving Farms in Millerton.	9
Access to water for recreational purposes, access to public recreation including walking paths on private land, by the river, Blass Field could have more use	7
Decent Wi-Fi and cell service	7
Dangerous Route 82 and 7 intersection	5
Low cost housing, affordable housing, needed to encourage young people and those in agriculture to stay	5
Make sure that farms that are sold do not turn into housing developments	5
Opportunities for young families	4
Need to raise awareness of our natural resources as vital to ongoing economic and quality of life in Ancram	4
Support cycling with wider shoulders on road, improve bike ROW on local roads	3
Rail trail extension to Boston Corner needs town wide attention	3
Include CAC statement on climate change	3
Coffee shop or store, lack of and need	3
Utility costs - broadband, etc. and green utilities	3
Need meaningful protection of ridgelines	3
Support rural traditions, crafts, trades	3
Raw Sewage dumping on Sawchuck Road	3
Lack of appreciate and support for historic buildings	2
Climate change concerns	2
All of zoning revisions affect only major subdivisions rather than every new building	2
Community center for dancing, sports, culture, arts	2
Doodletown preserve to be made accessible for hikers, post hunting seasons	2
Separation of weekenders and fulltimers	2
Decline of dairy farming	2
Check zoning for water and natural area protections	2
Need preservation advisory committee to advise on architectural projects	2
Create a community that can support wildlife/educate residents as to importance of habitats	2
Problem with \$1-K requirement for farm designation`	1
Fix Ancramdale center	1
Light pollution from Copake Valley Farm	1
Night time pollution	1
Senior resources - transportation and housing	1
Restrictions on the amount of building to be done	1

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Challenges, Issues Identified	# of Priority Stickers
More food production so Ancram can feed itself - single location for distribution	1
Concern that there might be development	1
Preserve environment	1
Road signs everywhere. Multiple signs destroy rural character	1
Need more notice for planning board reviews	1
Need consistent utilities - point of use power generation	1
Need to improve opportunities for small business to include agricultural businesses	1
Hard to attract young families	1
Proximity of emergency response	1
Roads in town need blacktop	1
Farmers need to hire locals, create jobs for local people	1
Uncared for buildings in town	0
Sidewalks or trail so we don't have to drive everywhere	0
Emergency public space during disasters	0
Speeding through Ancram hamlet	0
Historical preservation is important	0
Would like whole town to be able to share center of Town	0
Taxes too high	0
Farmers market on green next to town hall	0
Lack of communication about rail trail	0
Explore speed zone	0
Littering on back roads	0
Don't want wind or solar power to be obtrusive	0
Can we change status of house to make it multi-family?	0
Limit land development because it changes what the community is	0
Support communities in proximity to us to limit large development, as well as control development in our area	0
Keep generations of families in town via strategies to allow young people to live and work here affordably	0
Lack of law enforcement of road regarding local delivery used only by big trucks. Sometime huge trucks are traveling on smaller roads when they should not	0

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Suggestions Offered to Solve Issues	# Times Mentioned
Remove dilapidated structures and replace with gardens and green space (or a restaurant), bring pressure to Town Board to condemn buildings or do something about them, Town should participate in financing this effort	5
Put in speed bumps to discourage speeding, change road to improve safety	3
Encourage point of use power - wind, water, and solar, encourage and promote green and renewable energy with climate smart	2
Law enforcement of speed limits	2
Get financial support for historic structures	2
Our community needs to stay active to include everyone in town to have internet services	2
Stronger zoning	2
Inform community of planning board reviews by email or mail	1
Utilities should do better job in upkeep and maintenance	1
Prioritize Wi-Fi and cell phone service with current utilities and state - have a community standard	1
Encourage and allow utility competition	1
Help with getting survey and for rail trail in our neighborhood	1
Walking trail that starts at Town Hall or vicinity with fitness things along the way.	1
Purchase store across road from Town Hall for coffee/convenience store run by one employee and volunteers	1
Automatic vending machines (like in Japan)	1
Volleyball nets and expansion of other recreational activities	1
Outdoor gazebo for community exercise	1
Dog park	1
Porter- renovate and use for community research what it used to look like	1
Stielle - renovate	1
Air BnB for abandoned building	1
Implement laws regarding dangerous/abandoned properties into Air Bnb	1
Preserve all buildings	1
Church opposite Ancram Opera House	1
Bench/small park area by Falls, south side of 8: (by Mill/historical plaque	1
Community building with big tent for dancing, movies, fair, Ancram 'meet up" site, connected to IMBY, garden tours, fair	1
Doodletown - request that DEC put in marked trails, and post hunting season	1
Have dedicated staff person and other resources within town to assist volunteer committees	1
Attention to water supplies/protect and shepherd	1
Bring alternative sources of energy to town	1
Get land owners to give walkers right of way, special attention to landowners by the Roe Jan	1
Support institutional pressure on the providers	1
An organization that could help bring funds to get work done in falling down buildings	1

Suggestions Offered to Solve Issues	# Times Mentioned
Make climate change a top of mind issue - public education	1
All of Ancram's zoning revisions to cover all new buildings	1
Use fire department and town garage in case of emergencies	1
Use town hall as community center for gathering for culture, sports, fun	1
Landscape and screen mill	1
Develop plan if mill goes out of business	1
Evaluate what should be the town center	1
Make it so people will stop and look around in Ancramdale	1
Suggest transfer tax on sale of property to go to town to support hamlets	1
Widen roads to support bikes	1
Use cycling to drive economic development	1
Advertise the trails	1
Have an environmental education center	1
Have a designed masterplan for town centers	1
Help private owners to develop and renovate properties	1
Weekenders vs fulltimers - need more events at Blass Field, bandstand, food trucks, music, shuttle to parking	1
Young farmers initiative as in Copake	1
Create financial incentives to attract new, young farmers	1
Attract more horse farms	1
Attract more tree farms	1
Research laws in other communities to help address ridgeline protection needs - Stockbridge or Great Barrington	1
Identify people with crafts, encourage artisanal producers, use town hall for craft featuring, financial incentives for crafts people, have Ancram directory highlight crafts, trade people	1
Understand resistance to conservation, relocate cam Ancram to a place like Scotland Farm. Connect to personal resources that are here like head of Botanical Gardens, bring people to use who have resources in conservation to donate/volunteer	1
Raise awareness of natural resources - lots of different approaches, children education, walk in woods led by knowledgeable folks, multi-generational approach, use conservation lands as opportunity for education, better stewardship, distribute informative information, portion of day camp as natural resource education, boy scouts/girl scouts, garden club that addresses natural plants and trees, understand our indigenous landscape and plants to use in landscaping, relocate day camp to natural setting	1
Address spreading of raw sewage on fields	1

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# Stickers	Suggested Change	Other Notes - Not in any kind of order
5	Does not address need for town centers to revitalize and change. A2 rural character is also defined by natural areas. Is only business use we want is small? Mid-sized too?	Conform tenses in descriptions
9	Keep more farmers in town by changing definition of farm for ag exemption; encourage young, small farmers including diversified agriculture, don't like emphasis on horse farms as being important as farming operations, family farm is a romanticized notion - no longer true here. Focus on new farms and farmers. Clarify 'use less energy' as it is unclear, adaptive re-use of large dairy farms - no longer a family dairy farm - concentrate on starting new, innovative farms, drawing in young generation of farmers	Horse breeding does not have to be singled out for community planning
12	Add CAC statement, expand to include sources of carbon dioxide (CO2 sink, town action should account for CO2 impact), add energy conservation; support from town for individual household efforts to conserve; more emphasis on protection of conserving water; encourage green energy - unobtrusive, need to add 'climate smart' resiliency - nothing here either about implementing NRCP, need to alternative to dumping of raw sewage on farmland in Ancram to protect the environment, wildlife, water; address location where solar panels would be	Does vision statement have tax implications, or does it create costs on residents
1	Language about strategies to bridge divide in community amongst residents needed.	Should each vision statement item be considered in terms of contribution to global warming?
5	Government should take an active role in preserving historic structures; provide future trends in their use	Overall vision wonderfully done
2	Too general to the point of being meaningless	All citizens of Ancram should know their corresponding services (what fire department)
5	Expand on affordable housing	Encourage young people - need affordable housing AND fast wifi
3	Our children and grandchildren live and raise their families here - is unreasonable	Need coffee shop/meet/community space but not lots of retail
6	Police Patrol	Encourage niche/small farm - old plan oriented to dairy and large farms but farming has

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# Stickers	Suggested Change	Other Notes - Not in any kind of order
		changed, and the plan needs to address this
3	A different word instead of or in addition to 'control'? Determine? Directly determine? Something that more directly suggests law and zoning, Consider accessibility to services	need to really protect dark skies
2	Encourage affordable housing while maintaining character	No other notes added from workshop
7	Add Boston Corners, it has not been like this in past 10 years.	No other notes added from workshop
8	Concern about development in town center but would like to buy basics in town center; shops and restaurants should be in keeping with the Towns character	No other notes added from workshop
7	More telecommunications needed to drive this, divide this up - too many items	No other notes added from workshop

Appendix 4: Comprehensive List of Strengths, Weaknesses, Opportunities and Threats

All data collected and public input were organized into a strengths, weaknesses, opportunities and threats analysis (SWOT). This SWOT forms the basis for the other pieces of the plan. The SWOT is important because the Town hopes to maintain its strengths, address its weaknesses, take advantage of opportunities, and prevent threats.

The following features have been identified through public input, including focus groups, two workshops, hamlet meetings, and a community-wide survey. This list represents all the comments received. This list is organized into categories, but individual comments were not edited so that they reflect the exact language submitted. Features that were mentioned frequently are underlined. Numbers indicate the number of workshop attendees who identified that feature as a priority. All categories are organized in alphabetical order.

Strengths: (From the 'I Love My Community Because...' Post Card)

The People and Sense of Community

- Access to the town government
- Ancram provides a diverse community of artists, farmers, landscapers, writers, educators....the list goes on. All of these participants co-existing for the most part in an area of pastoral beauty.
- Art Bassin is our supervisor
- As a newer resident, I have been so welcomed by the entire community – town leaders, fire department, etc.
- Awesome town clerk
- Capable and forward thinking town leadership
- Committed volunteers
- Communicative
- Community involvement
- Diverse people who are part of the community
- Generally friendly atmosphere
- Great level of one-on-one community
- Great neighbors
- I know my neighbors!
- Intelligent governing
- It has great volunteers
- It has many professionals who volunteer their vital skills
- It's a place to relax from the cares of the world
- Neighbors are nice – when we see them we also like the space
- Neighbors knowing neighbors

- Of its people
- Pastoral rural community to reconnect with nature
- People are involved and care about preserving what we have, which is probably why they live here in the first place.
- People are kind (for the most part) and inclusive
- People are nice
- People in town tend to help one another and watch out for each other
- Quirky people
- Sense of community and compassion to help those in need
- Small town, great neighbors
- The communication is good – I know what's going on, what's coming up.
- The community and its engagement with the Town
- The community seems so connected.
- There are lots of artists
- There are so many good hard-working creative, politically engaged people
- Town government is transparent and accessible
- Welcoming community
- Well run town

Community Character

- Beautiful, beautiful landscape, natural beauty, rural beauty
- Beautiful, quiet blend of open fields & woods as well as extensive wetlands which support a myriad of wildlife
- It is a small town
- It is beautiful and peaceful place to be
- It is beautiful with a strong environmental flavor
- Its' historic structures as part of a rural, open landscape and farming – not a Martha Stewartized town
- It's mostly quiet, clean and a pretty little community
- It's open space and rural
- It's quiet
- Keeps the rural character
- Magnificent rural landscape with remarkably intact 19 century hamlets that retains its agricultural heritage and traditional landscapes.
- Not congested
- Of its rural character
- Of our "ruralness"
- Open space
- Open space concentration
- Peace and quiet
- Rural character
- Rural character – every day is beautiful and different from the day before or the day after
- Rural small town character
- Rural views, connections, and natural environment
- Small town feel
- Sparseness
- The quiet
- The view

- Views

Recreational/Cultural/Events

- It is rural country with great diversity environmentally, lakes, mountains, rolling hills, farmland. I live in a small community that provides human contact and cooperation, a well run government with outreach to the town as a whole.
- Proximity to cultural and environmental amenities
- Rail trail and farm stands
- There are community days
- There are numerous churches
- There is a wonderfully active library
- There's so much to do outside, walking, hiking, biking, swimming
- We have places like the Farmer's wife and the post office

Agriculture

- Ag friendly and no barriers in planning docs (3)
- Agricultural community
- Agriculture is encouraged
- Agriculture/farming
- It's a farming community
- Local farming adds to scenic beauty and availability of local produce
- Local food and farms
- Proximity to local produce
- Proximity to locally produced food
- The agricultural community is making a transition to value added and sustainable
- Working to keep farms alive and flourishing

The Environment

- Clean air and water
- I'm a tree hugger
- Its rural, pretty, wildlife all around
- The air and water are clean and protected
- The environment is less spoiled than many areas; I get along with both local, especially agricultural people and weekenders/transplants; the volunteer efforts are great; town government is more responsive/inclusive than it used to be.
- Watershed concerns
- Wildlife

Other

- No traffic
- Of its size, diverse community from farmer to "2/2" incredible beauty and the efforts of all its residents to keep Ancram as it is !! (The Vision Statement)
- Proximity to Millerton
- The roads are plowed efficiently

Weaknesses: (Challenges, Issues, Concerns)

Agriculture

- Ag is and has been changing
- Ag practices - grazing near water
- Dairy has died...only 3 or 4 left...
- Decline of dairy farming (2)
- Demand for land from large crop farmers dropping
- Farmers market on green next to town hall
- Farmers need to hire locals, create jobs for local people
- Future revenues sources to support farming
- Make sure that farms that are sold do not turn into housing developments (5)
- More destination enterprises – like a farmers market
- More food production so Ancram can feed itself - single location for distribution
- Need to improve opportunities for small business to include agricultural businesses
- Pricing and economics weak...milk, soybeans, corn
- Problem with \$1-K requirement for farm designation`
- Small number of large crop farmers
- Too many farmers markets

Town Centers

- Center of Ancram – aesthetics; visual pollution with signs
- Coffee shop or store, lack of and need (3)
- Cohesive architectural design, landscaping; more of a village feel
- Affordable amenities – local shopping opportunities
- Derelict properties and run down rental properties
- Empower the hamlet - to raise funds (Crowdfunding) to support the restoration of some of the historic buildings
- Enhance historic character
- Fix Ancram town center dilapidated buildings (19)
- Fix Ancramdale center
- lack of appreciate and support for historic buildings (2)
- Lack of jobs, no downtown, no other businesses other than farms
- Lack of parking in center of town
- Longevity of SWM; noise
- Sidewalks and curbs for safety
- Speeding through Ancram hamlet Businesses on Rte 22 (4)
- Use vacant buildings to develop business area in the hamlet, attract jobs
- What about the possibility of less business in the hamlet – make it residential only?
- What is the center of Ancram?
- Would like whole town to be able to share center of Town
- Zoning prohibits restaurants/retain in Boston Corner

Activities/Events

- Access to water for recreational purposes, access to public recreation including walking paths on private land, by the river, Blass Field could have more use (7)
- Attracting visitors/customers
- Community center for dancing, sports, culture, arts (2)
- Doodletown preserve to be made accessible for hikers, post hunting seasons (2)

- Lack of communication about rail trail
- Need opportunities for community building (tour, picnic, events, shade at playground); place needed to be active and hang out. Use preservation buildings; a place for community gathering like Irving Farms in Millerton. (9)
- Need outdoor activities for the kids...basketball court, baseball diamond
- Rail trail extension to Boston Corner needs town wide attention (3)
- Rail trail parking
- Sidewalks or trail so we don't have to drive everywhere
- Support cycling with wider shoulders on road, improve bike ROW on local roads (3)

Environment

- Animal waste in wetland buffers and flood zones
- Barking dogs
- Be more proactive in climate change adaptation and encourage renewable energy
- Better building department environmental reviews
- Better waste management
- Check zoning for water and natural area protections (2)
- Climate change concerns (2)
- Commercial alternate energy (5)
- Competing interests and balance between environment and development (2)
- Cost of energy, energy shortage...how do we survive
- Create a community that can support wildlife/educate residents as to importance of habitats (2)
- Environmental zoning requirements for major subdivisions not applied to minors and singles
- Include CAC statement on climate change (3)
- Invasive species
- Light pollution from Copake Valley Farm
- Littering on back roads
- Need meaningful protection of ridgelines (3)
- Need to protect & preserve water
- Need to raise awareness of our natural resources as vital to ongoing economic and quality of life in Ancram (4)
- Night time pollution
- PB needs to use biodiversity map & NRCP & water protection maps when reviewing applications (4)
- Pollution of streams during floods
- Preserve environment
- Protect the integrity of water...quality & quantity for drinking and ag use
- Protection of lakes - Long Lake
- Raw Sewage dumping on Sawchuck Road (3)
- Replace trees along roads
- Noise from traffic
- Watershed protection and resiliency
- Zoning currently protects natural resources in major subdivisions but not in minor subdivisions or single home projects (4)
-

Development/Housing

- Affordable housing to keep a thriving community
- Aging town...not well situated for young families or young people; need to attract young people...
- Can we change status of house to make it multi-family?
- Concern that there might be development
- Hard to attract young families
- Historical preservation is important
- Keep generations of families in town via strategies to allow young people to live and work here affordably
- Lack of senior citizen services
- Limit land development because it changes what the community is
- Low cost housing, affordable housing, needed to encourage young people and those in agriculture to stay (5)
- Multiple primary residences on one lot if lot is large enough...why subdivide? We struggle with guest cottage on one lot...what is subordinate? Show it can be subdivided later with septic & water (6)
- Need more affordable housing in hamlet
- Need preservation advisory committee to advise on architectural projects (2)
- No affordable housing
- Opportunities for young families (4)
- Protect rural character
- Protect rural character of the area as is
- Restrictions on the amount of building to be done
- Senior resources - transportation and housing
- Subdivision regulations to encourage smaller homes
- Support communities in proximity to us to limit large development, as well as control development in our area
- We want development and services, but we want to be careful; balance between development and charm
- What we are doing to attract younger families is not working

Traffic/Transportation

- 82/7 intersection – speeding, traffic noise, speed limit, signage, site lines; dangerous Route 82 and 7 intersection (5)
- 82/8/3 intersection is a problem – speeding, heavy trucks
- Explore speed zone
- Lack of law enforcement of road regarding local delivery used only by big trucks. Sometime huge trucks are traveling on smaller roads when they should not
- Lack of sidewalks...can't walk around town, not visitor friendly
- Need public parking
- Need snow removal dumping site
- Plow damage to private properties
- Replace guardrail on Boston Corner Rd
- Restore ice pond waterfall / spillway & get fire hydrant working again
- Road signs everywhere. Multiple signs destroy rural character
- Roads in town need blacktop

- Town garage needs to be tidy and screened from the road
- Traffic on Wiltsie Bridge Rd too fast
- Traffic through hamlet is too fast
- Trash clean up along the roads...road cleanup as a form of punishment for offenders
- Uncared for buildings in town

Infrastructure/Cell/Broadband/Telecommunications

- Broadband access
- Decent Wi-Fi and cell service (7)
- Don't want wind or solar power to be obtrusive
- Emergency public space during disasters needed
- Need consistent utilities - point of use power generation
- No internet
- Proximity of emergency response
- Transformers across from the church
- Utility costs - broadband, etc. and green utilities (3)
-

Community Involvement

- Fire company volunteers

Other

- All of zoning revisions affect only major subdivisions rather than every new building (2)
- Disconnect between objectives & strategies
- Disconnect between zoning and the Comp Plan
- Future revenues sources to operate town
- Need better links between PB and CC
- Need labor force to support agriculture, seniors, retirees
- Need more notice for planning board reviews
- Separation of weekenders and fulltimers (2)
- Support rural traditions, crafts, trades (3)
- Taxes too high
- Zoning law is too complicated for a rural community (6)

Opportunities: (From 'My Community Could Be Improved By... Post Card')

Agriculture

- Ag exemption for fire taxes
- Assistance and education to farmers about water quality issues
- Attract more horse farms
- Attract more tree farms
- Bring back farming
- Buy local...know your farmer and where your food comes from
- Create financial incentives to attract new, young farmers
- Direct to the consumer sales
- Encourage smaller specialty farms...hops, fruit
- Farmers market

- Greater allowance of land access to nurture farms
- Incentives for smaller farms
- Integrated farm to bottle distilleries & breweries
- Less horse farms
- More appreciation for farmers and the infrastructure needed for farming
- More CSA and green markets
- More variety in agriculture
- Natural expansion of organic/sustainable
- New agricultural developments – industrial hemp/CBD oil, medical marijuana, hops, biofuels
- NYC, Albany, Hudson Valley sales
- Recognize growth in dairy and small farming is highly unlikely...too much focus on something that won't happen
- Young farmers initiative as in Copake

Town Centers

- 82/8/3 Intersection – work with DOT & County
- Addressing the dilapidation of the Ancram hamlet and derelict buildings scattered throughout
- Air BnB for abandoned building
- An organization that could help bring funds to get work done in falling down buildings
- Ancram Community chest to provide grants for maintaining properties
- APG buys Tin Smith & Porters & applies for grants to demolish
- Attract small businesses
- Automatic vending machines (like in Japan)
- B&B or antique shop in center of Ancramdale?
- Ban trucks from Ancramdale?
- Beautification of hamlet (remove dilapidated buildings)
- Become a destination community – artist community; tours (farms, garden, historic homes & places, artists, etc.)
- Church opposite Ancram opera house
- Communicate about town to realtors
- Construction of sidewalks from Ancram town center to Town Hall
- Create a hamlet planning & historic preservation group and meet periodically
- Create walk from center of town to Town Hall
- Creating walkable town centers
- Destination business –farmers market
- Develop plan if mill goes out of business
- Doing something about unlive in, uncared for properties in the middle of Town
- Establishment of more walking trails in Ancram, Ancramdale, Boston Corner
- Evaluate what should be the town center
- Expand role of highway department & highway jobs
- Focus on preservation of historic hamlets
- Get financial support for historic structures (2)
- Have a designed masterplan for town centers
- Having a coffee house & farmers market place where people could get together
- Help private owners to develop and renovate properties

- Historical building (displays, etc.)
- Implement laws regarding dangerous/abandoned properties into Air Bnb
- Improved town centers
- Improvements to town center of Ancram
- Its hamlets could be more vibrant but without over development
- landscape and screen mill
- Less Business in hamlet...residential only?
- Make it so people will stop and look around in Ancramdale
- Make Nancy's house habitable with a septic
- More attractive 'downtown' in Ancram with a few stores, café
- Move Stiehle to Porters site
- Needs a town center
- Porter- renovate and use for community research what it used to look like Continuing to improve the center of Ancram by resolution of 3 existing historic and dilapidated buildings there
- preserve all buildings
- Promote the town as a bedroom community for surrounding area
- Purchase store across road from Town Hall for coffee/convenience store run by one employee and volunteers
- Remove dilapidated structures and replace with gardens and green space (or a restaurant), bring pressure to Town Board to condemn buildings or do something about them, Town should participate in financing this effort (5)
- Renovation or removal of abandoned property
- Restore Glenda's house
- Sidewalk grants
- Stielle - renovate
- Suggest transfer tax on sale of property to go to town to support hamlets
- Support community benefits program
- The hamlet itself needs more attention in terms of traffic and visual pollution
- Town centers (?)
- Town centers with places for people to meet
- Use vacant buildings & attract businesses & jobs – farm stand store, recreation infrastructure, broadband, cell service, work from home; contact service providers
- Village center, traffic & walkability
- Walking trail that starts at Town Hall or vicinity with fitness things along the way.

Community Character

- Affordability of historic guidelines?
- Change laws on derelict properties and property maintenance;
- Derelict and run-down properties
- Design guidelines to protect historic character
- Design standards & stricter standards of care
- Financial incentives to protect existing historic buildings; low interest loans
- Hamlet historic preservation committee...periodic meetings
- Historic hamlet designation
- Preserve historic character
- Provide historic info, contractor info when permits issued
- Recommended historic design, colors etc.

- Replant trees along road
- Research laws in other communities to help address ridgeline protection needs - Stockbridge or great Barrington
- Trash cleanup along roads – boy scouts, community service hours;
- Welcome to historic Ancram signs

Activities/Events/Services

- Advertise the trails
- Basketball & Baseball for kids – create plan
- Bench/small park area by Falls, south side of 8: (by Mill/historical plaque)
- Better development of tourist/recreational assets
- Community building with big tent for dancing, movies, fair, Ancram 'meet up" site, connected to IMBY, garden tours, fair
- Dog park
- Doodletown - request that DEC put in marked trails, and post hunting season
- Doodletown Preserve. Should be more accessible e.g. Hiking path, posting of hunting seasons
- Events help sales – farm events, farm tours, bike tours, garden tours, historic tours
- Farmers market, Town Fair, Town Concert, Arts Fair, other events - 2x a month
- Have an environmental education center
- Having an animal sanctuary
- Having ways for people to engage in activities like dancing, sports, creative endeavors
- Help with getting survey for rail trail in our neighborhood
- Improve zoning
 - Edit zoning law to simplify; hire planner/consultant to review applications for PB; more pre-application conferences & site visits;
 - Have Building Dept & PB enforce zoning
 - Suggest specific zoning revisions
 - Stronger zoning (2)
 - Have dedicated staff person and other resources within town to assist volunteer committees
 - Get land owners to give walkers right of way, special attention to landowners by the Roe Jan
 - Support institutional pressure on the providers
 - All of Ancram's zoning revisions to cover all new buildings
- More central community area
- More opportunities for community building
- More recreational activities for all ages which offer opportunity for fitness and community feeling
- Open farm tour or garden tours and combine that vision with a weekend fair like Spencertown does presently.
- Outdoor gazebo for community exercise
- Place for children to play
- Senior services/housing/transportation
- Small family park
- Use cycling to drive economic development

- Use fire department and town garage in case of emergencies
- Use town hall as community center for gathering for culture, sports, fun
- Volleyball nets and expansion of other recreational activities
- Weekenders vs full-timers - need more events at Blass Field, bandstand, food trucks, music, shuttle to parking
- Widen roads to support bikes

The Environment

- Address spreading of raw sewage on fields
- Addressing climate change and the coming changes re: water resources and how it will affect our biodiversity, pollution, etc.
- Addressing increase in population, utilizing environment standards in large subdivisions
- Apply environmental zoning rules for major subdivisions to minor & single home development
- Aquafer overlay zone
- Attention to water supplies/protect and shepherd
- Better control of development
- Better protection of environment
- Bring alternative sources of energy to town
- CAC review of PB projects
 - -clusters of affordable homes
- Encourage point of use power - wind, water, and solar, encourage and promote green and renewable energy with climate smart (2)
- Environmental balance on PB
- Expand streamside buffers to 150'
- Flood zone management
- Lack or lesser threat from tick borne disease
- Light pollution from Copake fixed
- Make climate change a top of mind issue - public education
- Manage animal waste
- More education - public, PB, TB, BD
- More environmental education
- More environmental support & education for Building Dept & PB
- More rigorous Building Dept environmental reviews
- Preserve environment
- Provide biodiversity map to PB
- Raise awareness of natural resources - lots of different approaches, children education, walk in woods led by knowledgeable folks, multi-generational approach, use conservation lands as opportunity for education, better stewardship, distribute informative information, portion of day camp as natural resource education, boy scouts/girl scouts, garden club that addresses natural plants and trees, understand our indigenous landscape and plants to use in landscaping, relocate day camp to natural setting
- Review scenic overlay
- Small clean ups here and there
- Street tree planting – make a plan; apply for grants;
- Subdivide 3-acre parcels to allow for more affordable homes
- Subdivision regulations verses zoning regulations – more flexible to accommodate alternate solutions

- Take a second look at commercial solar
- Understand resistance to conservation, relocate cam Ancram to a place like Scotland Farm. Connect to personal resources that are here like head of Botanical Gardens, bring people to use who have resources in conservation to donate/volunteer
- Wetlands protection

Development/Housing

- A limit on new residents
- Affordable Housing
- Affordable housing – zoning law changes
- Affordable housing in order to retain young members of the community
- Change zoning law to allow more than 1 residence on a lot depending on intention of use and ability to subdivide if sold... Septic & well
- Guide proximity to a few town-like amenities like a convenience store, gas station, coffee shop
- Having more things accessible (grocery stores)
- Less light at night from unnecessary home lighting
- Low cost housing
- More affordable housing so as to have more young people and families
- More business friendly
- More micro businesses'
- More opportunities for young families
- More younger people
- Opportunities (jobs) to attract/retain younger people
- Providing more housing
- Small stores serving the local community. Especially miss the drug store that used to be in Copake. This of course, is a problem facing all communities because of online shopping.
- Stronger statements about minor and single home subdivisions
- Support for homeowners who want to maintain their historic structures
- Town sponsored affordable housing

Traffic/Transportation

- "sleeping policeman"
- Caution sign; empty police car staged police car
- Enforcement of speed limit especially in farm area
- Highway garage – take down house, plant trees
- Ice Pond – get permits from DEC; repair spillway, check bridge
- Improve traffic issues in the hamlet
- Law enforcement of speed limits (2)
- Lower speed limits; enforce speed limits
- Maintain back roads better
- More shoulder room on roads for biking
- Parking
- Parking for 10 or 15 cars; land adjacent to Habitat & behind post office
- Pedestrian crossing on CR 8 by Farmers Wife
- Plant trees closer to road to protect pedestrians
- Put in speed bumps to discourage speeding, change road to improve safety (3)

- Radar “speed signs” coming into Ancram; neighborhood watch
- Reduce speed limit in hamlet; police enforcement
- Reroute trucks to 82 & 199...no heavy trucks on 8 or 8A
- Road work
- Safer roads for walking and driving
- Sidewalks and curbs – create plan
- Slow down traffic
- Snow removal – use new off-road parking area
- Speeding on Wiltsie Bridge – police enforcement
- Street lighting to slow people down; traffic light...blinking light?
- The intersection of Route 82 and 7 is dangerous. Drivers also speed after stopping and starting at this intersection.
- Traffic speed on Wiltsie Bridge Rd
- Transformers – call Central Hudson to move them

Infrastructure/Broadband/Cell/Telecommunications

- Better cell service, cable, internet
- Better internet speed
- Broadband for all
- Continuing to improve internet and cell service.
- Dependable utility serviced in general (possibly ‘off the grid’?)
- Encourage and allow utility competition
- High speed internet/connectivity that is consistent and dependable. Viable.
- Our community needs to stay active to include everyone in town to have internet services (2)
- Prioritize Wi-Fi and cell phone service with current utilities and state - have a community standard
- Solar? Wind? Micro generator?
- Strengthening the power grid or perhaps helping residences go off the grid.
- Technology infrastructure needs and fast and dramatic improvement- will encourage work from home
- Utilities should do better job in upkeep and maintenance

Community Involvement

- Come up with a comp plan target audience
- Come up with a plan
- Having an ombudsman advertised to take all questions regarding the community
- Identify people with crafts, encourage artisanal producers, use town hall for craft featuring, financial incentives for crafts people, have Ancram directory highlight crafts, trade people
- Inform community of planning board reviews by email or mail
- Maintaining these priorities – the view, the quiet, the open spaces
- Measurement of success
- More effort to respect local residents who often are less well represented in town-wide efforts
- True community action on problem areas beyond landowners’ individual capacities
- When application of zoning variance is coming up, notice to adjacent landowners is at most a week ahead of time. Not enough time. Variance notice should allow at least 2

weeks (2 weekends) but better a month, to allow neighboring landowners time to investigate how it affect them.

Threats

- Climate Change
- Large scale solar facilities permitted by NYS
- Aging of farmers, loss of dairy farms, poor agricultural economy
- Lack of affordability and amenities 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

Appendix 5: Other Useful Information

Other studies have been completed in Ancram since the 2010 Plan. These other plans have been reviewed and/or accepted by the Town and provide valuable information, maps, and additional strategies and actions. This Plan, like others completed for the Town, shares many of the goals and recommendations. The following plans should be reviewed and referred to as the Town and its partners work to implement this Comprehensive Plan:

Culvert Investigation Report: The Town of Ancram Road Stream Crossing Survey - The Town of Ancram Road Stream Crossing Survey Evaluation and Prioritization Project is designed to help improve community and ecosystem resiliency by identifying high priority road stream crossing replacement projects that reconnect high quality aquatic habitat and improve community flood resiliency and road infrastructure condition within the Town of Ancram. Over the past five years, the Lower Hudson Coalition of Conservation Districts (LHCCD), Columbia County Soil and Water Conservation District (CCSWCD), Cornell University Water Resources Institute, and other partners have assessed hundreds of road-stream crossings (i.e., culverts and bridges) in Connecticut and New York to identify barriers to fish and wildlife passage and flood risks. This project includes working with the NYS DEC Hudson River Estuary Program, Trout Unlimited, Cornell University, and the CAC in Ancram to prioritize potential replacement projects based on their potential to restore stream habitat. The investigation will help inform the Town of Ancram and its Highway Department when updating culverts and will also aid the Planning Board in reviewing projects that may impact road crossings.

The Heritage Resources Plan (2012): The Town of Ancram Heritage Resources Plan provides a framework to promote economic development and town center revitalization by recognizing the Town's historic hamlets and buildings as unique assets that have value, are attractive for investment and appropriate development, and can contribute to making the Town a thriving and sustainable community.

The Heritage Resources Plan complements the Town's Agriculture & Farmland Protection Plan, Natural Resources Plan, and Community Development Strategic Plan. Taken together, these plans provide strategies for successfully achieving the Town's goals of sustainable economic development with responsible stewardship of its natural and cultural resources. This plan outlines six goals for the Town and strategies to reach them by 2020.

Agricultural and Farmland Protection Plan: This plan was adopted in 2011 and was formally made part of the 2010 Comprehensive Plan as an addendum. It is designed to help ensure that, long-term, Ancram's farms become more profitable and productive and farmlands are preserved for active farm uses. This Plan provides a comprehensive analysis of the strengths, weaknesses, opportunities and threats facing agriculture in Ancram. In order to address the issues, the Plan outlines specific goals to be reached by 2030: establish Ancram as an attractive place for new and expanded farm ventures, preserve farmlands with "no net loss" of acreage, build a community that is supportive of our farmers, create opportunities for new or

expanded local markets, and partner with agencies and organizations to reach these goals. The Agriculture and Farmland Protection Plan and any future amendments to it shall be considered a part of this updated Comprehensive Plan.

Natural Resources Conservation Plan: This Natural Resources Conservation Plan was developed to guide the town's stewardship of the land and water that supports the people, farms, businesses, and natural areas of Ancram. The NRCP helps to carry out the objectives of the Town of Ancram Comprehensive Plan (2010) and specifically to fulfill Goals 1 and 2 of that Plan: 1. "Encourage farming and the rural, small town, scenic character of Ancram by promoting the profitability and productivity of our town's current farms, attracting new farming ventures, protecting farmland, and preserving open space and important scenic views." 2. "Develop policies and programs to protect groundwater, watersheds, streams, wetlands, woodlands, ridgelines and wildlife habitats...." The NRCP also complements the findings of the Ancram Agriculture and Farmland Protection Plan (2011) and the Heritage Resources Plan (2012).

Ancram Comprehensive Plan

Accomplishments 2010 to 2018:

*Working together - Volunteers,
Donors, Town Board and Staff*

2007: Ancram Residents Identify Their Priorities

Important to me

Protect ground water (for drinking)	94%
Protect streams, ponds, wetlands	92%
Maintain open space	90%
Encourage agriculture	90%
Protect woodlands	84%
Use alternative forms of energy	79%
Protect ridge tops from development	76%
Promote a sense of community	78%
Improve Town Government	77%
Preserve historic sites	74%
Provide senior citizen services	68%
Expand youth activities and services	60%
Expand recreation & parks	60%
Support hunting and fishing	55%
Improve town roads	71%
Improve the town centers	66%
Improve traffic safety	64%
Support affordable housing	58%
Attract business and jobs	56%
Encourage residential development	27%

land

community

infra-
structure

2010	2011
Conservation Advisory Council starts	Townwide Bio Map—CAC Vo & Grants 2008
Drowned Lands Park 112 acs. ---Additional acres conserv 75	Wind Power Law 304
Solar Panels at Town Hall Agriculture Advisory Council starts	Hillrock Distillery Agriculture Farmland Protection Plan
Ancram Emails, Newsletter, & Directory start	Ethics Law Memorial Walkway at Town Hall - Donations
Financial Advisory Council starts	Playground at Town Hall - Donations
Property Revaluation Review	Kids' Camp & start of BBQ Fundraiser
Paint Town Hall	Ancramdale Neighbors Helping Neighbors: starts w. Food Baskets & School Supplies
Ancram Community Clean-up Day Road Clean-up Day organized	
Community Development Strategic Plan - 2009 \$35K grant	
Highway Garage Expansion & Renovation	Salt Shed built within Historic Milk House

2012	2013	2014	2015	2016	2017	2018	
<div>Diversity Volunteers—2015</div> <div>Roundball Mtn Park extended to 421 acs.</div> <div>ed through private 11</div> <div>Ancram Farming Map & Program starts</div>	<div>CAC Tour: Vernal Pools</div> <div>easements in 258</div> <div>Jacuterie at Herondale</div> <div>Ancram Historic Farm Tour</div>	<div>Lower Rhoda Lake water quality study</div> <div>Ancram—87</div> <div>Chaseholm Farm Store</div> <div>Farm Tour with CLC</div>	<div>Natural Resource Conservation Plan</div> <div>Scenic Ancram Brochure</div>	<div>Climate Smart Community Task Force starts</div> <div>Right to Farm Law</div>	<div>Elec.Vehicle Charge Station Donation & Grant</div> <div>New Public Park: 1290-acre don.</div> <div>NYS Solar Permit</div> <div>Doodletown Wildlife Mgmt Area 317 ac.</div> <div>Farmland protection thru CLC 210 acres</div>	<div>Climate Smart Community Designation—\$80,000 grant</div> <div>Watershed Plan & Culvert Inventory \$35,000 DEC grant</div>	
<div>Historic Inventory - Donations</div> <div>Ancram Community Days</div> <div>Ancram Angels 1994-2012 Rescue Squad Fundraiser</div> <div>Town Hall Historic Vestibule Displays</div> <div>NHN adds: Backpack Weekend Food</div>	<div>Heritage Resources Development Plan</div> <div>Union Cemetery Fence Renovation</div> <div><i>Display: 1-room School Houses</i></div> <div>NHN adds: Weekly Food Distribution</div>	<div>Rollins House Renovation Tour</div> <div><i>Display: Rail Tales</i></div> <div>NHN adds: Grants for Youth Educ.</div>	<div>Ancram Opera House begins productions</div> <div>Kids' Camp & Pool free starting in 2015 through Donations and Town support</div> <div><i>Display: Home Grown Ancram Farms</i></div> <div>NHN: Rolling Food Pantry NY designation</div>	<div>Ancram Historic District Designation</div> <div>Freehold Cemetery Renovation</div> <div><i>Display: Natural Resources</i></div>	<div>Winterfest Celebration</div> <div>Simon's Store renovation</div> <div>Pool Improvements</div> <div><i>Display: Ancram Veterans</i></div> <div>NHN adds: Grants for Adult Educ.</div>	<div>Ancramdale Historic District Designation Expected</div> <div>Rail Trail extends through Boston Corner connecting Millerton to Ancram - starts Summer 2018</div>	
<div>Day at Town Garage</div> <div>by Ancramdale Neighbors Network</div> <div>Building Permit Brochure</div>	<div>Firehouse Renovation</div> <div>82/7 Project to improve intersection visibility</div>	<div>75th Fire Co. Anniversary</div> <div>Stiehle House Silhouettes</div>	<div>Unsafe Building Law</div> <div>Culvert Study: Environmental Conservation & Climate Change</div> <div>Two New Plow Trucks</div>	<div>continuing</div> <div>continuing</div> <div>DEC Culvert Grant Pat's Road</div>	<div>Highway Construction Stndrds Law</div> <div>Energy Code Training for Bldg Dept</div> <div>Grant \$220,000: Hall Hill Rd</div> <div>New Tractor/Mower, Dump Truck/Plow</div>	<div>Habitat for Humanity 2 Houses in Ancramdale For Ag/Rural Families</div> <div>Culvert Priorities \$35K DEC Grant</div> <div>New Road Grader</div>	