

**Town of Ancram  
Town Board  
Regular Board Meeting  
Via Zoom  
April 15, 2021**

**Present:** Supervisor Arthur Bassin                      Councilman Hugh Clark  
                 Councilman David Boice                      Councilwoman Madeline Israel  
                 Councilwoman Bonnie Hundt                      Town Clerk Monica Cleveland  
                 Highway Superintendent James Mill

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The regular meeting of the Ancram Town Board was called to order by Supervisor Bassin via zoom at 7:00pm.

Mr. Bassin asked if there were any items on the agenda any member of the board needed to recuse themselves from. There were none.

A motion was made and seconded to approve the minutes as written and have them placed on the record. Motion carried.

An update was given by Susan Flamm of the Climate Smart Community Task Force on the Solstice program. At this time there are 26 meters enrolled in Ancram with 67 interested homes. This qualifies the town for a grant from NYSERTA. A question was raised by Jane Plasman who has a similar program through Nexamp and wondered what the comparison is between the two companies. Ms. Flamm stated that she thought Nexcamp is a solar developer where Solstice is a middleman. Ms. Flamm thought though that any preexisting contract with another company could be broken and the resident brought onto the Solstice program.

Ms. Flamm reported that the committee is still gathering information on the Town Hall HVAC system. The committee is going to consult with the FAC to gather their thoughts.

Mr. Bassin announced that David Fedczuk will be taking over as chair of the Trails Committee. At this time there are seven public trails in the town and several biking routes. The committee is looking to make a map for Ancram. Susan Flamm asked if there is a trail map for the Doodletown Wildlife preserve. At this time it was thought that there is none.

A motion was made by Councilman Boice and seconded by Councilwoman Hundt to appoint David Fedczuck as the chair of the Ancram Trails Committee. Motion carried.

The Ancram Hamlet Committee reported that they are still talking about the traffic situation in the Ancram Hamlet. They have approached Didi Barrett who is now working to help the committee. The state DOT is considering speed signs.

Jen Boice gave an update on the Town Pool season. Jane Plasman spoke on behalf of the Ancram Kids Camp Committee. She reported that the group had met along with the camp directors and all were in agreement that there were concerns with opening the camp if the NYS guidelines remain the same as last season. There has yet to be any updated guidance from the State or the County. The Copake camp will be opening but to Copake residents only. Pine Plains camp may be willing to take some Ancram kids. May 15 a final decision will be made. Jen Boice pointed out that the Taconic Hills school pool is not likely to open for the summer.

The following resolution was offered by Councilman Boice and seconded by Councilwoman Hundt and moved for adoption:

**Resolution #25 of 2021: Standard workday resolution – Resolved**, that the Standard Workday Resolution form RS 2417-A covering Town Clerk/Tax Collector Monica Cleveland, Highway Superintendent James Miller and Assessor Rene Deleeuw be approved as presented, posted for 30 days on the Town website and in the Town Hall and submitted to the NYS Retirement System.

Councilman Clark, Chair of the ZRC, addressed the board. Mr. Clark spoke about Local Law #1 of 2021. He reported that the Columbia County Planning Board had reviewed the Law and they found no issue with it. Mr. Clark noted that the Ancram Planning Board had not responded with any issues to the law and that the 45 day window for a response had passed.

The Board proceeded to review both EAF #2 and EAF #3. The board concluded that there was no sign of adverse environmental impact from the proposed law. Mr. Clark recommended that the board issue a Negative Impact statement.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Hundt and passed with a unanimous roll call vote.

**Resolution #26 of 2021: Local Law #1 of 2020 - Solar Law – Negative Declaration**

**RESOLUTION 26 of 2021**  
**ANCRAM TOWN BOARD**  
**NEGATIVE DECLARATION - TYPE I ACTION**  
**Adoption of Updated Zoning to Regulate Solar Facilities**  
Date: April 15, 2021

**WHEREAS:**

1. This resolution proposes new legislation in the form of a local law amending the Town of Ancram Zoning Law, previously adopted November 2020, and that replaces existing regulations related to solar energy facilities with new provisions designed to address current solar development patterns and pressures.
2. The new provisions related to solar energy generation systems are proposed in the form of a Local Law pursuant to the authority and power granted to the Town Board and the Town by Articles 2 and 3 of the New York State Municipal Home Rule Law and by Article 2 of the New York State Statute of Local Governments.
3. In 2019, pursuant to the authority granted in New York State Town Law § 272-a, the

Town of Ancram adopted an updated Comprehensive Plan. That Plan sets forth Ancram's vision for its future, and the blueprint for how the Town should grow and how Ancram should preserve the characteristics and qualities of the Town so valued by Town residents. The Comprehensive Plan consists of materials, written and/or graphic, including, but not limited to, maps, charts, elements, appendices, and other descriptive material. Section 272-a (11) of the Town Law requires, in relevant part, that all town land use regulations must be in accordance with an adopted Comprehensive Plan.

4. It is our intention to adopt a Zoning Law which brings Ancram's zoning law into accord with the 2019 Comprehensive Plan. Our existing Town Zoning Law has a limited provision related to the design and siting of solar energy facilities which do not reflect current solar developments. Since the adoption of those provisions (from the 2014 set of zoning amendments), the Town recognized there is a need for the Zoning Law to address current land uses related to solar use.
5. In addition to, and in confluence with the implementation of the goals of the Town's Comprehensive Plan, it is also the purpose of the proposed Zoning Law to exercise our Town's right to protect our citizens by controlling the use of land so as to broadly protect the public health, safety and general welfare and to carry out locally established goals and objectives in accordance with a comprehensive plan designed to preserve and protect, for the benefit of the town as a whole, the basically rural-agricultural character of the Town.
6. This proposed Zoning Law is the result of hours of work over by the Town including a comprehensive GIS analysis of Ancram's natural resource base to identify environmentally sensitive locations that may also be locations that could accommodate solar development. The object of the analysis was to provide the Town with a tool that they could use to comprehensive plan for solar development appropriate to the specific conditions in Ancram.
7. Pursuant to New York State Municipal Home Rule Law § 20, Local Law No. 1 of 2021 proposing updates to the Zoning Law for the Town of Ancram was received by each member of the Town Board prior to this meeting via email and that proposed Local Law shall be deemed to be on the desk of each member of the Town Board as of tonight's Town Board meeting.
8. Pursuant to New York State Municipal Home Rule Law § 20, and Article XII of the Town of Ancram Zoning Law, the Town Board hereby introduces a revised Proposed Local Law No. 1 of 2021, a "Local Law Amending Miscellaneous Provisions of the Town of Ancram Zoning Law previously adopted on November 20, 2014, and as amended since in November 2020."
9. The Town Board directed that the proposed Local Law be referred to the Columbia County Planning Board for its review and for an advisory opinion pursuant to Section 239-m of the New York State General Municipal Law. The referral to the County was made in conformity with the applicable provisions of New York State General Municipal Law § 239-m and the County determined that adoption of this Local Law would not have any county-wide implications and thus approved the local law.

- 10.** Town Board directed that the proposed Local Law be referred to the Town of Ancram Planning Board in accordance with Town of Ancram Zoning Law Article XII(B) for its review and for an advisory opinion. Having received no advisory report from the Planning Board within 45 days, the Town Board may act without such report
- 11.** In accordance with New York State Municipal Home Rule Law § 20(5), the Town Board scheduled and held a properly noticed Public Hearing on the Proposed Local Law via Zoom and allowed for written public input after the hearing.
- 12.** Adoption of the updated zoning law has been determined to be a Type I action, pursuant to the New York State Environmental Quality Review Act (SEQR) 6 NYCRR Part 617.4, and
- 13.** The proposed action will not require permits and approvals from any other local, regional, or State agencies prior to adoption, and a coordinated SEQRA review is not required; and
- 14.** The Town Board carefully reviewed Parts I, II, and III of the Full Environmental Assessment Form and took the required hard look on the above-described action according to SEQRA, 6 NYCRR Part 617 as part of the required adoption procedures; and
- 15.** The Town Board, after consideration of the Full Environmental Assessment Form Part III finds that:

After review of Parts I and II of the FEAF, the Town has not identified any significant, adverse environmental impacts that would result from adopting Local Law 1 of 2021 related to regulation of solar energy facilities. The adoption of the law itself has no adverse environmental impacts. Application of the law would serve to benefit the environment should any solar energy facilities be proposed and would implement and be consistent with the Town's adopted Comprehensive Plan. The law will amend Town zoning to allow for small-scale use of solar generation for homes, individual businesses, and farms as a permitted use. Community-scale solar energy facilities are also allowed via a special use permit, and utility-scale facilities are prohibited because of the large potential for significant adverse impacts that are associated with them. Community-scale and utility-scale facilities are prohibited in Ancram's Scenic Corridor Overlay Zone to protect the inherent scenic values in that part of Town.

The law also establishes design and siting requirement for all solar energy facilities that are built. These requirements will serve to minimize impacts of solar development on stormwater runoff; glare; adjacent neighbors (through setbacks); wildlife; and community character. It minimizes impacts through use of screening and buffering, and through careful siting of the facility that protects the many unique natural resources found in Ancram. The Law also promotes use of pollinator friendly vegetation, promotes

agrivoltaic dual uses on the property to allow for agriculture, decreases light pollution, and mitigates impacts on wildlife travel corridors.

In comparison to the no action alternative of not adopting this law, the proposed regulations will greatly improve the Town's ability to review and control adverse impacts that may be associated with otherwise unregulated and poor planning and siting of solar facilities that would occur without such regulations. At the same time, allowance of both small-scale and community-scale (10 acres or less in size) facilities will allow Ancram to contribute to the global effort to promote renewable energy and reduce carbon footprints. The law itself is mitigation of potential significant adverse impacts and is thus a benefit to the environment. To guide Ancram in the development of these regulations, the Town conducted a comprehensive natural resource evaluation via GIS and its Natural Resource Conservation Plan, to clearly identify important sensitive environmental areas in Ancram that should not be considered for solar use due to potential adverse impacts. In so doing, the law was drafted specifically to site solar facilities in a manner that avoids these areas and to protect the environment.

In its planning and GIS analysis, the Town determined that utility-scale solar energy systems greater than 10 acres and having a generating capacity of < 20 megawatts would have significant adverse impacts and thus such scaled facilities are prohibited. The proposed law also addresses utility-scale facilities that are 20 megawatts and greater in size. Through this law, the Town establishes that these very large facilities are incompatible with the Town's Comprehensive Plan and the Town's environment and are also prohibited. The Town does recognize the role of the NYS Section 94-c regulations in siting and permitting large-scale renewable energy projects, and in the case that a >20 megawatt facility were to be proposed and then reviewed by New York State, the proposed law establishes significant siting and design standards and expectations to be applied and that will serve to minimize the specific adverse impacts critical to protecting Ancram's environment.

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE TOWN BOARD OF THE TOWN OF ANCRAM, COLUMBIA COUNTY, NEW YORK:**

1. That the Town Supervisor is authorized to execute and sign the Full Environmental Assessment Form.
2. That the Town of Ancram Town Board hereby declares that adoption of the proposed solar regulations as described herein, will not have any potential significant adverse environmental impact; and
3. That the Town Board hereby makes a negative declaration regarding SEQR 6NYCRR Part 617 and authorizes filing of such negative declaration (Part III of the FEAF); and

4. That the Town Board directs the Town Clerk to file a notice in the Environmental Notice Bulletin according to SEQRA, 6 NYCRR Part 617 as required; and

**WHEREUPON** this Resolution was declared adopted by the Town Board of the Town of Ancram.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Israel and moved for adoption. Resolution carried by a unanimous roll call vote.

**Resolution #27 of 2021: Local Law #1 of 2020 - Solar Law – Adoption Resolution**

**Resolution of the Town of Ancram Town Board  
Adopting Local Law No. 1 of 2021, a “Local Law Amending the Town of Ancram Zoning Law  
with Regard to the Regulation of Solar Energy Generation Systems”**

Resolution date: April 15, 2021

**Whereas:**

1. This resolution proposes new legislation in the form of a local law amending the Town of Ancram Zoning Law, previously adopted November 2020, and that replaces existing regulations related to solar energy facilities with new provisions designed to address current solar development patterns and pressures.
2. The new provisions related to solar energy generation systems are proposed in the form of a Local Law pursuant to the authority and power granted to the Town Board and the Town by Articles 2 and 3 of the New York State Municipal Home Rule Law and by Article 2 of the New York State Statute of Local Governments.
3. In 2019, pursuant to the authority granted in New York State Town Law § 272-a, the Town of Ancram adopted an updated Comprehensive Plan. That Plan sets forth Ancram’s vision for its future, and the blueprint for how the Town should grow and how Ancram should preserve the characteristics and qualities of the Town so valued by Town residents. The Comprehensive Plan consists of materials, written and/or graphic, including, but not limited to, maps, charts, elements, appendices and other descriptive material. Section 272-a (11) of the Town Law requires, in relevant part, that all town land use regulations must be in accordance with an adopted Comprehensive Plan.
4. It is our intention to adopt a Zoning Law which brings Ancram’s zoning law into accord with the 2019 Comprehensive Plan. Our existing Town Zoning Law has a limited provision related to the design and siting of solar energy facilities which do not reflect current solar developments. Since the adoption of those provisions (from the 2014 set of zoning amendments), the Town recognized there is a need for the Zoning Law to address current land uses related to solar use.
5. In addition to, and in confluence with the implementation of the goals of the Town’s Comprehensive Plan, it is also the purpose of the proposed Zoning Law to exercise our Town’s right to protect our citizens by controlling the use of land so as to broadly protect the public health, safety and general welfare and to carry out locally established goals and objectives in accordance with a comprehensive plan designed to preserve and

- protect, for the benefit of the town as a whole, the basically rural-agricultural character of the Town.
6. This proposed Zoning Law is the result of hours of work over by the Town including a comprehensive GIS analysis of Ancram's natural resource base to identify environmentally sensitive locations that may also be locations that could accommodate solar development. The object of the analysis was to provide the Town with a tool that they could use to comprehensive plan for solar development appropriate to the specific conditions in Ancram.
  7. The Town Board reviewed the Environmental Assessment Form (EAF), Part 1, Part 2 and Part 3 pursuant to the State Environmental Quality Review Act (SEQRA).
  8. The Town Board determined that no significant adverse environmental impacts would result from adoption of Local Law #1 of 2021 and issued a Negative Declaration pursuant to 6 NYCRR Part 617.
  9. Pursuant to New York State Municipal Home Rule Law § 20, Local Law No. 1 of 2021 proposing updates to the Zoning Law for the Town of Ancram was received by each member of the Town Board prior to this meeting via email and that proposed Local Law shall be deemed to be on the desk of each member of the Town Board as of tonight's Town Board meeting.
  10. Pursuant to New York State Municipal Home Rule Law § 20, and Article XII of the Town of Ancram Zoning Law, the Town Board hereby introduces a revised Proposed Local Law No. 1 of 2021, a "Local Law Amending Miscellaneous Provisions of the Town of Ancram Zoning Law previously adopted on November 20, 2014, and as amended since in November 2020."
  11. The Town Board directed that the proposed Local Law be referred to the Columbia County Planning Board for its review and for an advisory opinion pursuant to Section 239-m of the New York State General Municipal Law. The referral to the County was made in conformity with the applicable provisions of New York State General Municipal Law § 239-m and the County determined that adoption of this Local Law would not have any county-wide implications and thus approved the local law.
  12. Town Board directed that the proposed Local Law be referred to the Town of Ancram Planning Board in accordance with Town of Ancram Zoning Law Article XII(B) for its review and for an advisory opinion. Having received no advisory report from the Planning Board within 45 days, the Town Board may act without such report.
  13. In accordance with New York State Municipal Home Rule Law § 20(5), the Town Board scheduled and held a properly noticed Public Hearing on the Proposed Local Law via Zoom and allowed for written public input subsequent to the hearing. The Town Board also posted a copy of the proposed Local Law on the Town's web site, and made a paper copy of the proposed Local Law available for review by the public at the Town of Ancram Town Hall, 1416 County Route 7, Ancram NY 12502.
  14. Public comments were reviewed by the Town of Ancram Zoning Revision Committee and the Town Board and subsequently, the Town Board prepared a final version of the proposed zoning amendments, attached as Amendment A to this resolution.

**NOW THEREFORE, BE IT RESOLVED,**

Section A. That the Town Board hereby adopts Local Law # 1 of 2021.

- Section B. That the Town Board instructs the Town Clerk to file the ENB form as required by 6NYCRR Part 617.
- Section C. That the Town Board directs the Town Clerk to inform the Columbia County Planning Office of its decision on such form as may be prescribed by the Columbia County Planning Office.
- Section D. That the Town Board directs the Town Clerk to file Local Law #1, as adopted by the Town Board, with the New York State Department of State immediately.
- Section E. That the Town Board shall enter this law into the minutes of the Town Board and shall publish a summary or abstract of it once in the official newspaper of the Town.
- Section F. That the Town Board instructs the Town Clerk to maintain a file in her office in the Town Hall to contain all parts of this law and instructs the Town Clerk to ensure that all parts of the law be posted on the Town's website and that the Town Board cause affidavits of the publication and posting of the amendments be filed with the Town Clerk.

### **Supervisors Report**

**1. Financial Report** – March was a normal month financially.

**2. American Rescue Plan** – The town is scheduled to receive \$160,000 under this program-half in June 2021 and half in June 2022. The money will come through the state. The money can apparently be used to replace funds lost due to covid, and for certain infrastructure investments like broadband, but further clarification will probably be available before we get the first installment of the funds. Once we are more familiar with what the funds can be used for, the Town Board can discuss and decide on the use of the money.

**3. Marijuana Law** – The Town Board has until the end of the year to decide if we want to opt out of the provision of this law that allows the sale of marijuana in town through retail dispensaries. If we decide to opt out it would be done by passing a local law subject to a permissive referendum. If we decide to opt in, we do not need to take any additional action, but we may have to add marijuana dispensaries to the use table in the Zoning Law.

**4. Local Law #1 of 2021 – Solar** – We will consider a negative declaration under SEQRA for this local law and then consider LL# 1 of 2021 for adoption. There were no additional written comments submitted about this proposed local law during the public hearing extension period ending April 12, 2021.

**5. 82/7 Intersection Issues** – Members of the Ancram Hamlet Planning Group met with Assembly Member Didi Barrett and Mike Duval from NYS DOT to talk about what could be done to improve traffic safety at the 82/7 intersection in Ancram. Ancram Hamlet Planning Group chair Jay Corcoran will update us on that meeting.

**6. Camp/Pool Planning** – Camp and Pool planning got started this week. No new guidance from NYS or the County yet, and if guidance does not change from last year, the Camp/Pool

Board is recommending we do not open the camp or pool this year. The plan is to do all pool maintenance necessary to open the pool this summer by early July, but to make a final decision on whether or not to open the camp and pool no later than June 1. If we do decide to open, we may have problems finding lifeguards and counselors.

**7. Building Department** – The Building Department collected over \$11,100 in fees in March, reflecting the busiest month we have ever had. ZEO/CEO Ed Ferratto has added a third day to his schedule to keep up with the pace of work, and I am recommending that we increase his compensation to reflect this additional workload and the extra hours Ed is putting in. Marie McDermott is also working additional hours, and is being compensated accordingly.

**8. Biden Flag on 82** – There have been about a dozen complaints about the offensive language on the Biden flag on 82 in Ancram. The language is protected by the first amendment so the Town cannot require the flag to be removed.

The following resolution was offered by Councilwoman Israel and seconded by Councilman Clark. Resolution carried unanimously.

**Resolution #28 of 2021: Building Department Hours – Resolved**, that the ZEO/CEO and the Building Department clerk are authorized to increase their weekly hours from 12 to 18 to allow the timely processing of building permit applications, and be it further resolved that the compensation of the ZEO/CEO and Building Department clerk be increased proportionally.

The following resolution was offered by Councilman Boice and seconded by Councilman Clark. Resolution carried unanimously.

**Resolution #29 of 2021: Town Court Audit – Resolved**, that the Financial Advisory Council of the Town of Ancram conducted an audit of the 2020 books and records of the Ancram Town Court and determined that the books and records of the Ancram Town court were in order and submitted a report of their audit findings to the Ancram town Board.

### **Board Member Comments**

Councilman Clark gave an update on the Accident Committee. Mr. Clark said there were a few places that the committee needs to look at deeper. One is if the town should expend time and resources looking at every single accident, no matter what it is. The other is if the town should have accidents with personal vehicles looked into if the accident happened on town time. Councilman Boice, committee member, stated that he felt the town had not been following the handbook in the past. His feelings were that this is more of a vehicular issue. And, if the person is using their personal vehicle, and has an accident, the town would cover the deductible possibly. Mr. Clark noted there are some language that needs to be looked at in the policy.

Councilwoman Hundt reported that she will be meeting with Economic Development on Monday to look into a proposed survey for affordable housing.

Councilman Boice reported that he had spoken to two companies about town hall electronics. He is still in the process of pulling a report together for the board.

Councilman Boice said that he has spoken with Jack Lindsey of Neighbors Helping Neighbors and that there are many grants available for the group if the group is backed by the town. He also suggested the town purchasing a vehicle to be used by the group to pick up their food in Albany each month. Councilwoman Israel asked about having a company donate a van. Mr. Boice said that this would be a very specific vehicle. Councilwoman Israel and Councilman Boice will work together on this project.

Councilman Boice apologized for leaving the last board meeting so abruptly due to a health issue the last month. He asked if the town had cleaned up the email issue Mr. Boice also noted that there was an issue with a Planning Board member trespassing. Mr. Bassin stated that Mr. Miller has apologized several times about the email. Councilwoman Hundt stated that he has apologized but she feels that there are other complaints. Mr. Bassin noted that yes there was an issue with a member of the planning board trespassing on an applicant's property.

### **Highway Report**

The status of employee out on worker's comp is still currently out. Another employee has told me he is going to require surgery and will be out for an undetermined period. With this news, I have advertised for part time CDL drivers to assist us until we can get back to a full 4 person crew.

During the month of March thankfully the weather pattern calmed down and we only had 2 days that required snow and ice control and 1 in early April.

Diesel Fuel used: 463 Gallons

Gasoline used: 498 Gallons

When conditions permitted, we patched potholes on various roads. We patrolled roads for downed trees and/or limbs cleaning up following many heavy wind events. We also have been working on our paver and other summertime equipment readying for the upcoming season. Erected pedestrian signs on each side of the Alander trailhead and erected 5 other signs requested by residents. Hauled in 398 ton of stone for summer sealing projects, We replaced a rusted out culvert pipe and repaired another. Began grading the dirt roads. And Sweeping operations are nearly complete. Also we will be doing shoulder and ditch work on various roads in the coming days.

On 4/2/2021 I received a letter from Justin Beeber of Crest Ln Ext requesting the Town abandon Crest Ln Ext and that he will be responsible for all maintenance going forward. After researching the procedure in the highway law manual, this letter allows for abandonment under article 3 Sections 207&208.

1. I receive a written request for abandonment by the owner of all abutting lands.
2. I find the road useless to the public for Highway purposes

3. The road is less than 1000' in length.

Finding that this request meets all of these criteria, the order abandoning Crest Ln Ext was filed in the Town Clerks office on 4/6/2021.

We are going to see record CHIPS funding this year. Including the restored amounts that were reduced last year. We should see around \$296,000.00 in total. Given our labor situation and other towns seeing the same funding increases, and to be certain to utilize these funds, I have contracted with Peckham Materials to do our Carson Road project with pricing under county and state bid. With the increased state funds, I have decided to reclaim Carson road prior to paving which will create a firm, stable base and result in a much better road than just simply repaving over the broken up and uneven surface that exists. This work is set to begin next week. This is not to say that we won't be working with other towns, we will, but with all agencies seeing the same sudden increase in work to be done, I predict there will be problems and scheduling conflicts. We will still be doing the smaller paving jobs ourselves with assistance from our neighbors like I had originally planned. The additional state funds will allow us to do work on Chase, Dam and Woods roads in addition to the projects planned previously. I am scheduled for knee surgery on 4/27 and expect to be out 2-3 weeks. Avery will be in charge in my absence.

A motion was made by Councilman Boice and seconded by Councilman Clark to approve the warrants and pay the bills. Motion carried.

Councilwoman Hundt noted that the political flag in the Ancram Hamlet has gotten a lot of complaints. Mr. Bassin said that it is covered under the first amendment. Ms. Hundt also said that she was pleased with the banner project proposed by Lynn Perrella.

Councilwoman Israel noted that the FAC when looking at a heating system should not only consider the money portion but also the environment.

Councilwoman Hundt made a motion to enter executive session to discuss medical and disciplinary matters pertaining to particular persons. Motion seconded. Carried unanimously.

The town clerk was not invited to attend the executive session at this time.

Respectfully submitted by,

Monica Cleveland  
Ancram Town Clerk

The following portion was recorded by the Town Supervisor in lieu of the Town Clerk being present at the Executive Session:

The Town Board came out of executive session and adjourned the meeting.