

CAC Meeting, December 6, 2021

Minutes prepared by Jane Meigs and David Dembo, December 7, 2021

Virtually attending: Jamie, Wally, Choral, David, Erin, Amy, Colleen, Kim, Jane, Jono. Meeting commenced at 6:30 pm

Approved November 1, 2021 meeting minutes subject to one change describing Jane and Jono's willingness to help others.

Open Meeting Law:

- David informed us that the CAC must comply with the Open Meeting Law. This means that 1) we must post minutes (draft OK) within two weeks of the last meeting and 2) that any documents we plan on discussing should be made available upon request or on our website 24 hours in advance of the meeting. We agreed to comply with the law as best we can.

Planning Board:

- Amy asked about the zoning change from hamlet to agricultural district that Iron Star is requesting. The current hamlet district area is 13 acres. Hamlet zoning is intended for affordable housing or for hamlet expansion. The Town Board will be examining this question at its Dec 16 meeting.
- We also discussed the Planning Board request asking the CAC to sign off on having the PB as lead agency for SEQR review on the Iron Star project. It is highly unusual for the PB not to be the lead agency, but the SEQR process does recommend that all interested government bodies choose one lead agency. We are going to check in with Art Bassin to find out if we can consult with John Lyons to see if we can ask that the PB as lead agency agree to follow recommendations of an appropriate environmental review group, which could be Nan Stoltzenburg, and a qualified engineer. We may also ask for a biologist to be added as a consultant. [After further review of the new SEQR amendments, it is clear that we can request such actions from the Planning Board as we appoint it lead agency.]

- The Iron Star project has a Coordinated Review process that involves many town committees. It is currently designated as an unlisted project rather than a Type 1 SEQR project. It also requires a special permit.
- Jane will draft a short summary of the significant environmental concerns that were expressed at the December 2 PB Open Hearing on the Iron Star project. Many Ancram citizens voiced their deep concerns about whether the scope and scale and the environmental impacts of Iron Star project are too large and too undermining of the rural character and overall goals of Ancram as established in our Comprehensive Plan.
- Erin reported that the PB is completing their evaluation of a couple of subdivision projects from Maiberger and Lampman. Erin and Jamie walked the Maiberger land to add their input.

Zoning Revisions Committee:

- Kim reported on the CAC Commercial Logging Memo and described the long discussion that eventually led to a consensus on a 30,000 board feet trigger for a Forest Management Plan. Next step is that the DEC will be evaluating our proposed updates to the Ancram commercial logging regulations to be sure that they comply with state law. We hope that in the future, the 30,000 board feet compromise can be lowered to 10,000 board feet as some other towns in the area have done. Wally agreed to continue looking for other examples of this lesser amount.
- The ZRC has completed their current list of zoning updates.
- We briefly discussed the retreat center definitions and cited zoning law references for this topic on pages 145 and 251.

Year End Report:

- Jamie had circulated her draft of the Year End Report and asked everyone to send any changes or additions. David will edit the final draft.

Discussion of a possible drinking water issue in Ancramdale was postponed in order to get more information.

2022 Membership and Leadership Changes:

- Jane will take on the writing of CAC minutes. It is our hope that Jamie and David will continue their outstanding work as Chair and Vice Chair of the CAC in 2022. At the next meeting we hope to appoint Jane as Secretary of the CAC.

Meeting adjourned at 8:15.