

To: Ancram Town Board
From: Art Bassin
Subject: Supervisor's Report
Date: January 14, 2022



1. Financial Report – Another normal financial month. We ended the year with about \$1.46 million in cash as expected. Our December financial reports will not be available until near the end of the month but will not show any surprises.

2. Iron Star Petition – Iron Star has asked that the Town Board “adjourn” consideration of their Petition to move 13.27 acres from the Ancram Hamlet District to the Agricultural District until the February Board meeting so they can update their plans. They requested the same adjournment from the Planning Board. I have advised Iron Star that we plan to discuss their Petition at our January 20 meeting, but we will not make any decision on whether to accept, reject or postpone action on the request until our February meeting. At the January 20 meeting I plan to ask Attorney John Lyons to discuss the legal issues related to the Petition, and Planner Nan Stolzenburg to discuss the planning issues related to the Petition. Following these presentations, Town Board members will have an opportunity to ask questions and make comments about the Petition proposal. The Town’s Comprehensive Plan arguably supports both the proposed rezoning as part of the Ag District and the current zoning as part of the hamlet. The major issue we will have to deal with is whether granting this request could be considered “spot zoning” and therefore be illegal. Spot zoning apparently occurs when a parcel is rezoned only for the benefit of the property owner and does not have overall benefits for the entire Community. We will explore this “spot zoning” issue with our attorney and ask Iron Star for an explanation on how rezoning the 13.27 acres benefits the entire Community.

3. ASHP RFP – We have received one bid (at \$55,869) for the electrical and generator upgrades from Ginocchio Electric, Ancram NY and one bid (at \$30,500) for the air source heat pumps themselves from McCourt Heating & Cooling, Wappingers NY. Lead time for the electrical upgrades and delivery time for the air source heat pumps is at least 6 months. We will be considering resolutions to enter into contracts with these firms to implement the new HVAC system.

4. Technology Committee - Our newly formed Technology Committee has made excellent progress in a very short time. Chair Philip Hack and members Michael Del Rossi and Steve Olyha have implemented a Zoom process that allows us to host combined in person & remote meetings, are recording and posting, via You Tube, Town Board and Planning Board meetings on the website, are developing a proposal to replace our current phone system with an internet-based system, are planning a series of technology training sessions for town residents, are looking at improving the town website and are looking into our Town Hall solar panels to see if we can make them more efficient and less noisy.

5. Local Law #1 of 2022- Zoning Amendments – Hugh will be presenting LL#1 for approval. We have already adopted a negative declaration on this law, and the County has indicated they have no problems with it.