

**Town of Ancram
Town Board
Regular Meeting
August 18, 2022**

Present: Supervisor Arthur Bassin Councilman Hugh Clark
 Councilman David Boice Councilwoman Bonnie Hundt
 Councilwoman Amy Gold Town Clerk Monica Cleveland
 Highway Superintendent James Miller

The regular meeting of the Ancram Town Board was called to order at 7:00pm by Supervisor Bassin with a salute to the flag.

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

A motion was made by Councilwoman Gold and seconded by Councilman Boice to accept the minutes of the previous meetings as read and placed on the record. Motion carried.

Committee For Respectful Behavior

Councilwoman Gold reported that the committee will be holding their first meeting within the next week.

Strategic Investment Council

Mr. Bassin asked if there were any members of the SIC on zoom who wished to give an update on the projects discussed at the previous months meeting. There were none.

Carol Falcetti gave a report on the work being done in regards to water issues in the Ancram hamlet. She has been working with James Kennedy and Ann Rader. Ms. Falcetti read an email that had come through from a resident regarding water and the town being involved in finding a solution. Ms. Falcetti felt that the survey will establish a baseline. She said that the water issue wasn't new. She said that there were three phases: 1- Initial data survey 2- Placing transducers in the wells 3- create a report. Mr. Bassin said that it is hard to get useful information from any of this without knowing the precise placement of the wells. Councilman Boice noted that there is a reason the buildings in the center of the hamlet are or were empty. Michael Citrin asked if the wells are fed by streams or a river.

Ms. Hundt spoke about the ongoing work on affordable housing. She reported on a group called Rupco, a nonprofit who builds housing in the Hudson valley by using existing buildings.

Kids Camp

Camp has finished and was a success. Councilman Boice gave a report on the pool and noted that he would like to see the town put some money into the decking and resurfacing the pool.

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

Resolution #37 of 2022:

2) Resolution of the Town of Ancram Town Board Adopting Local Law No. 6 of 2022, "Zoning Update of 6 2022", a "Local Law Amending Miscellaneous Provisions of the Town of Ancram Zoning Law previously adopted on November 20, 2014, and as amended since.

Whereas:

1. New legislation, introduced to the Town Board in June 2022 as Local Law No. 6 of 2022, amends miscellaneous provisions of the Town of Ancram Zoning Law, previously adopted on November 20, 2014 and as amended since.
2. Local Law No. 6 of 2022 is an updated Zoning Law and is 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 the Town of Ancram Town Board's intention to adopt a Zoning Law which brings Ancram's zoning law into accord with the 2019 Comprehensive Plan. Our existing Town Zoning Law was adopted in 2014 and amended several times since then to address issues as they have arisen. Since the adoption of the updated Comprehensive Plan, the Town has recognized there is a need for the Zoning Law to better address current land uses not previously adequately addressed in the Town Zoning Law including, but not limited to definitions, rules related to logging practices, electric vehicle charging stations, short-term rentals, recreational facilities, and buffers between farm and non-farm uses. The Town also recognized that improvements in definitions and in other locations were needed to clarify intent of some sections in the zoning.

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 at least a year by the Town's Zoning Review Committee (ZRC). Throughout that time, the ZRC has been working with the benefit of professional assistance from Nan Stolzenburg, FAICP, of Community Planning and Environmental Associates.

7. The Town Board declared themselves lead agency to conduct SEQR, and the Town Board subsequently 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 #6 of 2022 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. 6 of 2022 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. The Town Board previously 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.

11. Town Board also referred this proposed Local Law 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 and the Planning Board offered no objection.

12. 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.

13. The public offered no comments 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 # 6 of 2022.

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 #6 of 2022, 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.

Section G. That the Town Board instructs the Town Clerk to update existing zoning code copies with this latest version and ensure that the Planning Board, Zoning Board of Appeals, Building Department, and others have and utilize the most recent version of such zoning that incorporates Local Law 6 of 2022.

Supervisors Report

1) Financial Report – July financial results were as expected. We continue to see significant increases in the cost of highway materials, with 2022 fuel costs likely to be about \$20,000 over a \$40,000 budget. Given the likely continuation of a combination of high inflation, rising interest rates, supply chain uncertainties, oil price spikes, potential oil shortages, food and fuel cost increases and the situation in Ukraine, the economic environment is unpredictable and is likely to negatively impact our costs and revenues. We should plan to continue to be cautious and conservative in our financial management until we see how things evolve, and what happens with costs, sales tax and mortgage tax revenues over the balance of the year.

2) 2023 Draft Tentative Budget – We will start the 2023 budget process with a look at the draft of the 2023 Tentative Budget, which indicates our 2023 property tax levy will be about the same as our 2022 tax levy at \$714,000. We will hold public hearings on the Tentative Budget in September, on the Preliminary Budget in October and on the final budget in November. Major uncertainties continue to be the magnitude of price increases for general goods and services, highway materials, health insurance and the state retirement contribution and the risks to our sales tax and mortgage tax revenues from an uncertain economic environment. As we get more clarity on these issues over the next few months, we will refine the budget and finalize it by our November meeting.

3) Local Law #6 of 2022 – Zoning Revisions – We will consider Local Law #6 of 2022 (zoning revisions) for adoption at our 8/18 Town Board meeting.

4) County Multi-Jurisdiction Hazard Mitigation Plan – The current County Plan expires in May of 2023, and the County plans to work on an update between now and then. Each town has been asked to designate a representative or two to serve as the contact person for this county-wide effort. We should plan to discuss and decide who will represent Ancram in this effort.

5) Climate Smart Community Task Force Chair – Suzan Flamm has indicated she will be resigning as chair of the CSCTF and no current members of the CSCTF have indicated an interest in replacing her as chair. We will circulate a notice to the Ancramemail list requesting volunteers for this important position, but it may be a hard job to fill from outside the current CSCTF group.

6) NYS Toll Free Sexual Harassment Hotline – NYS activated this hotline as of 7/19/22. While there is no current requirement to notify employees of this hotline, we will communicate the existence of this hotline to our employees, post a notice of this hotline on town bulletin boards and add this information to the Employee Handbook.

Highway Department

August Monthly Meeting Report

Diesel Fuel used: 496 gallons

Gasoline used: 496 gallons

*Roadside mowing has been ongoing.

*We had 3 call ins for trees coming down on 7/24

and again on 8/7 & 8/12.

*We performed permanent repairs to a culvert on

Shepard Rd damaged by a washout last spring.

*We have been doing shared services with other towns on their projects when called upon.

*We have been doing sign maintenance and clearing brush obscuring signs and sight distances.

*I published another request for bids for a pickup.

We received one for a 2022 Ram 3500 for \$53,627.50 from Ruge Auto in Rhinebeck. This pickup is on the lot and available immediately

*Townwide cleanup day is scheduled for 9/17

Mr. Miller reported that bid a pickup truck and the bids were opened at the town clerks office the previous day. The publication was as follows:

The Town of Ancram will be accepting bids for the following: One 2022 or Newer crew cab 3500 srw 4x4 with 149" wheel base. Truck to be equipped with specified equipment. Bid specification packets may be picked up at the office of the Ancram Highway Superintendent, Town of Ancram Highway Garage, 32 Maple Lane, Ancramdale NY 12503. Bids will be accepted until 3:30 August 16, 2022. Bids will be opened and read aloud at the Office of the Ancram Town Clerk 1416 County Route 7 Ancram NY 12502 at 12 noon August 17, 2022. Bids will be accepted or rejected at the Ancram Town Board meeting on August 18, 2022 at 7pm. The Town Board has the right to accept or reject any or all bids. All bids must be accompanied by a letter of non-collusion.

The town received one bid, from Ruges. Bid amount was: \$53,627.50.

This does not include the snow plow, top light and road thermomotor.

A motion was made by Councilman Boice and seconded by Councilman Clark to approve the expenditure not to exceed \$60,000 for a pickup truck, snow plow, top light and road thermomotor. Motion carried unanimously.

A motion was made by Councilwoman Gold and seconded by Councilwoman Hundt to approve the following budget adjustment. Motion carried.

From: Fund Balance to 7310.4 Pool: \$12,500.00

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

The following resolution was offered by Councilman Clark and seconded by Councilman Boice and moved for adoption. Motion carried.

Resolution #37 of 2022: 2023 Tentative Budget Public Hearing- Resolved, that the Ancram Town Board will hold a public hearing on the proposed 2023 Tentative Budget at 6:55 pm on Thursday, September 15, 2022 at the Ancram Town Hall, 1416 CR 7, Ancram NY 12502. Copies of the 2023 Tentative Budget will be available from the Ancram Town Clerk, will be posted on the Town website at www.ancramny.org and will be circulated to the Ancramemail list.

A motion was made by Councilman Clark and seconded by Councilwoman Hundt to adjourn the meeting. Motion carried.

Respectfully submitted by,

Monica Cleveland
Ancram Town Clerk