

Comp Plan Implementation Committee Agenda

June 6, 2020

Updates Available

- 1) Zoning Revisions Committee – Hugh Clark
- 2) Town Hall TV Technology Steve Olyha
- 3) Climate Smart Community Task Force – Suzan Flamm
- 4) Banners for Historic Districts, Ancram Video, Historic Vestibule – Lynne Perrella
- 5) Boston Corner Hamlet Planning Group – Carol Falcetti
- 6) Ancram Hamlet Planning Group – Jeff Mousseau & Paul Riciardi
- 7) Economic Development – Jeff Mousseau & Paul Riciardi
- 8) Financial Advisory Council – Art Bassin
- 9) Historic Markers – John Hoffman
- 10) Derelict Buildings – Ed Ferratto
- 11) Camp/Pool Board – Jane Plasman & Ellen Langton
- 12) Communications Committee – Madeleine Israel, Cathy Redlich
- 13) Broadband Committee - Phil Dejan, Joel Osofsky, Sid Karmali

Updates Pending

- 1) CAC update - Jamie Purinton
- 2) Affordable Housing - Bonnie Hundt
- 3) Ancramdale Hamlet Planning Group - Marie McDermott
- 4) Veterans Monument Committee - Jim MacArthur
- 5) Historic Ancram Arts and Agriculture Celebration - TBD
- 6) Ag Advisory Council - TBD
- 7) Heritage Resources Committee - Heritage Resources Plan - TBD
- 8) Recreation, Hiking, Biking & Trails Committee - TBD

1) Zoning Revisions Committee Report – Hugh Clark

ZRC Purpose:

Bring all Ancram land use laws into consonance with the 2019 Comprehensive Plan.

1. Implement guidance about zoning in the 2019 Comp Plan;
2. Consider possible revisions to the Zoning Law based upon experience by the PB, ZBA, Building Department, and applicants as they've worked with the law since 2014.

Meetings:

Beginning on Monday, 7 October 2019, the ZRC has convened 23 times. 3 meetings (16-30 March) were cancelled due to CoronaVirus. 6 meetings (6 April-11 May) were via Zoom.

Progress:

The ZRC has completed deliberations on 25 of 52 (48%) issues.

19 of 27 (70%) examined potential edits to the 2014 Zoning Law.

6 of 25 (24%) dealt with zoning guidance in the 2019 Comp Plan.

Status of Selected Issues:

Most issues require establishing/refining definitions; determining placement in Article III, Use Table; and crafting text for Article V, Supplemental Regulations.

For approximately 20 issues, deliberations have concluded, text has been completed, and Nan is incorporating changes into a package of amendments that John Lyons will review for legal sufficiency. The package will then be introduced to the Town Board and receive public hearings and other scrutiny before the Town Board acts. Examples include accessory uses/dwellings; auctions; commercial logging; and recreational vehicles.

Boston Corner: BC HPG conducted and analyzed survey; presented detailed findings & conclusions to ZRC on 14 April. ZRC completed deliberations; will present recommendation to Town Board.

Land Application of Septage and Class B Biosolids: ZRC received recommendations from CAC in November; draft completed in March; reviewed by Dr. Somers at NYS Ag & Mkts in April; final revised text completed on 20 April; to be incorporated into amendments package and introduced to Town Board.

Scenic Corridor Overlay Zone: On 19 March, TB adopted LL#1 of 2020, incorporating SCOZ supplemental regs from LL#1 of 2003 into current Zoning Law.

Special Event Facilities: Text completed; Nan incorporating into amendments package; then legal review and introduction to Town Board.

Short Term Rentals: Text completed; determining whether to incorporate into amendments package or introduce as stand-alone amendment; then legal review and introduction to Town Board.

Among remaining issues to be examined are appropriately scaled solar generation for community; 150' vs 100' wetland/streamside buffers; extending protections of majors to minors; rural

character impact evaluation for majors; fiscal impact analysis to identify effects of mega-developments on area services; inclusionary zoning for certain majors; and more....

2) Town Hall TV Technology – Steve Olyha

3 bidders have been asked to submit proposals, 2 have done so, one last one waiting for access to Town Hall.

The 3 firms are: Dave's TV in Millerton, Garnet Tech from Valatie, and Bruce TV. FYI, I know Bruce TV has recently completed a similar install at local fire house.

The 2 bids have come in at \$10.8K and \$5.8K, though I know the first higher one can come down at least \$2K as they priced 82 inch units, larger than we need which is around 72-76 inches.

When all 3 are in, I'll ask for references, do a reference check, then make a recommendation for the TB to decide on, as well as summarize that recommendation to the FC.

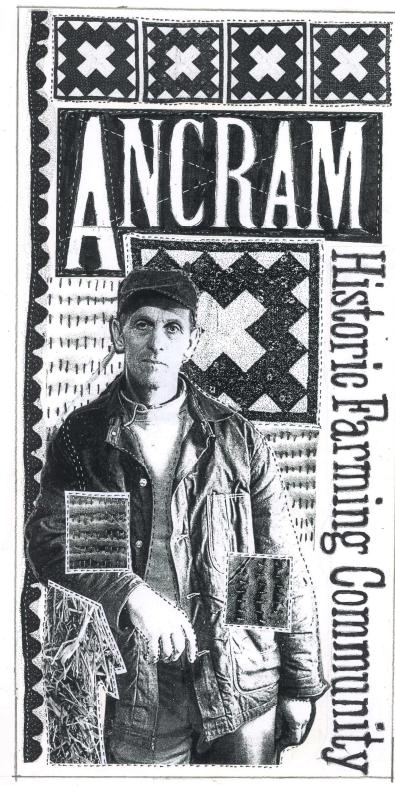
3) Climate Smart Community Task Force – Suzan Flamm

1. **Streetlights.** There was a public hearing regarding this issue on March 14th. No objections were raised to converting the Town's streetlights to LEDs. There was some discussion about reducing or increasing the number of streetlights in Town. Art, Derek and Suzan spoke with Victor Narkaj of Central Hudson on May 12th. The utility will convert the town's streetlights to LEDs. The next steps are:
 - a. Central Hudson will provide an accounting of all lights, itemizing those that have already been converted to LED. Victor will adjust the conversion charge to the town based on the results.
 - b. After the required paperwork is completed the implementation will commence.
 - c. Derek will have a follow-up discussion with Victor about possibly adding streetlights if needed.
 - d. Central Hudson will assess the streetlight near the Ancram General Store where there has been a complaint of light trespass. A solution might include: a house-side shield, re-directing or re-positioning the light, or reducing the lumen output of the light if it is not already the lowest available.
 - e. All new lights will be 3,000K.
2. **Geothermal HVAC system for Town Hall.** The Town's engineers, CPL, estimated that a geothermal system would cost about \$350,000. Aztech, a geothermal company, estimated the cost at about \$113,000. At my request, NYSERDA has reviewed both estimates and has asked Jill Falchi of CDRPC to facilitate a discussion between the town, CPL and Aztech to better understand

the difference. She is now in the process of scheduling that meeting. The remaining grant funds, about \$72,000, are available for a geothermal system.

3. **Community LED program.** CSCTF distributed 70 LED bulbs at the public hearing on March 14th.
4. **Conversion of Town Hall and Town Garage to LED.** These projects are done. Total cost for the new lights for Garage and Town Hall was about \$8500 with about \$6000 a year in estimated energy cost savings.

4) Design Program for Outdoor Banners for Historic District – Lynne Perrella



Ancram Historic District Banners May 2020 – Lynne Perrella

I have done three preliminary layouts for the Banners Project. These banners include vintage photos of past Ancram residents, and I would also like to include banners that feature old photos of our churches, the bridge over the Roe Jan Kill, farms, one-room schoolhouses, former businesses like the milk plant or Porter's Store, etc.

I am suggesting that the project consist of at least 12 different banners to provide

sufficient variety.

I've used the red-and-white historic Ancram quilt as a motif for all the banners. This will make a visually-cohesive program that is uniquely—"Ancram". My graphics are designed to make each banner look like a hand-stitched textile. This is intended to uphold the vintage/historic vibe, and will be a strong tie-in with the quilt theme.

The completed banners will be FULL-COLOR, attached to utility poles throughout the historic district. (banners will be printed on both sides)

(I'm also recommending that we could have an installation of all the banners at Town Hall, possibly in a circular layout near the Eagle Scout project.)

The proposed size of the banners is 2' X 4'.

Pricing information provided by Ryan Scott of Pro Printers in Hudson, NY:
59 Fairview Avenue, Hudson, NY 12534 518-828-3278

48* Pole Banners with Brackets, 18 oz. Blockout Vinyl Banners, printed on two sides.
Includes grommets in top corners, with windsplits as necessary.

\$3,450.74 (\$71.89 per set)

*I asked Ryan to estimate on 12 different designs, with 4 banners of each design.

Pro Printers has done similar banner programs for the City of Hudson, Olana, Thomas Cole site, and neighboring communities. I think they would be an excellent source to work with; providing a quality finished product, as well as helpful advice and input.

5) Boston Corner Hamlet Planning Group Update - Carol Falcetti

The Ancram 2019 Comprehensive Plan states that the Town should consider whether Boston Corner should be a hamlet mixed-use business residential district. As a result of that statement, the ZRC charged the Boston Corner Hamlet Planning Group (BCHPG) to research this zoning change and also whether the current boundaries of the Boston Corner Hamlet should be expanded to accommodate future growth. Over three months and eight meetings the BCHPG completed a survey of Boston Corner property owners. With the collaboration of half of Boston Corner Hamlet, the BCHPG wrote a letter to inform the area community of the suggested zoning change; created a website to collect in one location the meeting minutes, the relevant ideas and also the Town zoning law; made up a survey to explore the desires of both the Hamlet and surrounding area residents and distributed the survey by both post and email. When the deadline to return the survey past, the BCHPG collated the results and wrote a report which included both the collated data and the conclusions based on that data. That report,

given to the ZRC before the required deadline, stated that 50% of the hamlet property owners responded and they categorically do not wish for any zoning change to use or to boundary.

As a side result of that eight-week involvement, the property owners realized that there are other concerns that they can and should address. Accordingly they decided to continue meeting to discuss possible problems with rail trail parking and with internet service. The group decided that the website should be repurposed to reflect the ongoing desire to represent the community, that Dick Hermans and Lisa DeLeeuw will be invited to join the BCHPG at their June 6 Zoom meeting to answer questions and that Jed Dioguardia will look into the problem of improving internet service in the area.

6) Ancram Hamlet Planning Group - Jeff Mousseau & Paul Ricciardi

-The Hamlet Planning Group is scheduled to meet on Saturday, May 30 via Zoom. The agenda will include:

1. Stiehle House update
2. An invitation is being sent to the developers/owners of the Little Store, to update the community on progress
3. Continued discussion on speed limits in the hamlet
4. Community event planning

7) Economic Development Committee – Jeff Mousseau & Paul Ricciardi

1. Committee is to meet on Saturday, May 30. Agenda will include:

- Stiehle House Update
- Little store update
- Hamlet beautification/discussion regarding Lynne Parrella's project proposal (how might we support this? Grant?)
- Report on Paul's meetings with Mike Tucker of CEDC
- 2. Stiehle House Update:
 - AOH is currently collecting bids from contractors; these bids are NOT for the actual construction project, but for the creation of a plan to do the work.
 - AOH is in touch with Solar Energy providers--Stiehle seems to be a candidate for solar energy.

8) Financial Advisory Council – Art Bassin

The FAC meets monthly on the Saturday prior to the Town Board meeting to discuss financial matters related to the Town. The focus of the past few meetings has been on the economic impacts of the Covid-19 situation. While we are budgeted to end the year with cash on hand of \$680,000, we anticipate the economic impact of the Covid-19 situation will cause reductions in sales tax and fee revenues of 40%, and eliminate State aid for road repair (CHIPS). In total we are likely to see a reduction in revenues of

about \$300,000, leaving us about \$380,000,000 in cash at year end 2020. To replace the expected \$300,000 revenue shortfall and position ourselves for what we expect to be another very difficult 2021 budget year, we have identified \$610,000 in opportunities to improve cash flow, by borrowing \$209,000 to buy the new plow truck, and making cuts in the highway department and the general fund totaling about \$386,00, or about 25% of our operating expense budget. Because the County is recommending that we do not hold our kids camp or open the town pool, cost reductions include \$70,000 in camp & pool costs. Other projected cost reductions include \$50,000 in general fund costs, \$10,000 in capital projects, \$66,000 in road repair costs, \$170,000 in CHIPS spending and about \$20,000 in snow removal costs. We anticipate mortgage tax revenue to be about \$15,000 higher than our \$25,000 budget, based on a stronger than expected last six months' experience that has already hit our 2020 budget number.

9) Historic Markers – John Hoffman

We have received a \$3300 in grants from the Pomeroy Foundation grant to install historic markers for the Ancram and Ancramdale historic districts and to identify the stone marker in Boston Corner at the intersection of the NY, Massachusetts and Connecticut borders. We are planning to apply for additional grant money to install historic markers for the cemeteries in Ancram, for Simon's General Store and for the St. John's Lutheran Church and the Ancramdale Presbyterian Church.

10) Derelict Buildings – Ed Ferratto

Code Enforcement Officer Ed Ferratto has compiled a summary of all derelict buildings in town and plans to review his analysis with the Town Board and Comp Plan Implementation Committee at the next meeting of each group. Letters have been sent out to each of the owners of a derelict building requesting that the building either be secured or demolished.

11) Camp/Pool Board – Jane Plasman & Ellen Langton

Columbia County Health Department has recommended that camps and pools do not open this summer due to the Covid-19 situation. Unless this guidance changes, the Town will not operate the camp or the pool this year. The town pool will be opened for routine repairs and maintenance and will be ready to go if we are authorized to open it to the public later in the summer.

12) Communications Committee – Madeleine Israel & Cathy Redlich

Spring/Summer newsletter is planned for publication in June. And a "Welcome to Ancram" sign will be installed in CR 7 near Four Corners Rd.

13) Broadband Committee – Sid Karmali, Phil Dejan, Joel Osofsky

Sid reports that David Berman of the County Broadband Committee has identified a new wireless broadband technology called Curvalux that has been presented to Consolidated. Curvalux can provide wireless broadband for 15 miles from an installed base station. Consolidated is looking into this technology, which would be a major breakthrough for rural areas like Columbia County. Sid continues to work with Consolidated to get broadband service to Long Lake, and Phil Dejan continues to try and contact the appropriate people in Optimum Cable, which serves the Town of Northeast, to see if they are interested in expanding their franchise into Boston Corner.