

Issues for the Ancram Comprehensive Plan

as of

10/10/2007~~10/9/2007~~

This list of “Planning Issues” is a working document. Its purpose is to record the Ancram Community’s planning concerns to be sure each is considered.

The list was started by the Ancram Comprehensive Planning Committee at the beginning of the planning process in April, 2007 and has evolved since then with input from members of the community at public meetings and via email. It will be updated periodically as we get feedback and input from the Community.

Solutions to these issues and concerns will develop over the next year or so as the Comprehensive Planning Process unfolds. Some items will be addressed as part of the Comprehensive Plan itself. Others will be dealt with as “zoning issues”, to be considered in the revision of the Town’s zoning regulations which will take place following the development of the Comprehensive Plan. Issues outside the scope of both the Comprehensive Plan and the Zoning revision will be referred to the Town Board for resolution.

Your contributions to this list are always welcome and encouraged!

1. Growth and Development

- a. Where do we want growth – in the existing hamlets, in a new hamlet, outside the hamlets?
- b. How much population growth do we want to have in 15-20 years – none, 10%, 25%, 50%?
- c. Does growth and development “contribute” to town revenues and income and reduce per person property and school taxes, or does it “cost” the town and other property owners?
- d. How do we maintain the rural character of the Town while we accommodate growth?
- e. How do we want Ancram, Ancramdale and Boston Corners to evolve?
- f. Do we have parking problems in Ancram and Ancramdale? Where? When?
- g. How do we want the development around Long Lake to evolve?
- h. What tax and or zoning incentives do we need to encourage investment/renovation?
- i. How do we use/develop Town-owned lands?
- j. How do we provide for affordable housing? Single family, Multiple family? Rentals?
- k. Do we need smaller building lots in some parts of the hamlets than 1 acre? Do quarter acre or half acre lots make sense in some areas?
- l. Do we need to reduce the 3 acre zoning in some parts of town outside the hamlets? Do some areas of one and two acre zoning make sense outside the hamlets?
- m. How do water issues affect where we can have growth, and how large lot sizes have to be?
- n. Do we want to encourage professional services facilities, medical services facilities, nursing homes, assisted living facilities?

2. Economic Development and Jobs

- a. How much economic/commercial development do we want/need?
- b. What kind of economic/commercial development do we want/need?
- c. Where do we want to have economic/commercial development?

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- d. Should we make parts of Rte 22 an economic/commercial development area?
3. Agriculture
 - a. Do we want to encourage/preserve agriculture? How do we do that?
 - b. What is the role of agriculture in the community?
 - c. What is the future of agriculture in the community?
 - d. What are the issues related to agriculture – business economics, availability of employees, housing, estate taxes, etc
 - e. What is the right balance between agriculture and residential development?
 - f. Does everyone who gets an agricultural exemption actually qualify for one?
4. Ancram, Ancramdale and Boston Corners “Town Centers”
 - a. Rte 7-82 intersection – do we re engineer it, or move it, or leave it alone?
 - b. Should there be a 4-way stop at the 7/82 intersection?
 - c. How do we make the ”town centers” more generally appealing and pedestrian friendly?
 - d. Deteriorating real estate – what do we do about the deteriorating buildings in Ancram and other parts of Town?
 - e. Dangerous traffic situation in Ancramdale – speeding trucks coming down the hill
 - f. Should there be a four way stop in Ancramdale?
 - g. What if the Mill closes, or wants to expand?
 - h. Dangerous intersection in Boston Corners at 22 and Under Mountain Road
 - i. What are the other issues we need to address in Ancram, Ancramdale and Boston Corners?
5. Environmental Issues
 - a. Gravel Mining – how do we want to manage/guide this activity?
 - b. Commercial Logging – how do we want to manage this activity?
 - c. Ridgelines and woodlands -- Do we want to protect ridgelines? Woodlands? How?
 - d. Light pollution -- How do we want to deal with lighting and light pollution?
 - e. Noise Pollution -- How do we want to deal with personal (barking dogs, loud music, vehicles without mufflers) and commercial (logging, construction, agricultural, truck air brakes/engine brakes at 4 am) noise pollution?
 - f. Global Warming -- What will be the effect of Global Warming on Ancram in 10 or 15 years? What are the implications for development and agriculture?
 - g. Dumps – How do we want to deal with dumps?
 - h. Water -- What do we do to preserve the Roeliff Jansen Kill “corridor”?
 - i. Wetlands -- What do we do to preserve wetlands in general?
 - j. Trees -- What do we do to protect old, special trees?
 - k. Burning -- How do we deal with burning leaves, papers, boxes, garbage etc? What kinds of burning should be permitted or not permitted?
6. Town Services
 - a. What Town services do we want/need? Water, sewer, trash collection, other?
 - b. What do we say/do about the Town’s roads and road maintenance??

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- c. Should we have sidewalks and lights in Ancram and Ancramdale?
- d. Should there be Town provided transportation to neighboring communities (Pine Plains, Hudson, Copake, Millerton and Hillsdale)?
7. Parks and Recreation
 - a. What do we want to see happen with the Town's sports and recreation facilities?
 - b. How do we deal with recreational activities like golf courses, paint ball, Grey Fox, etc
 - c. What do we want to do about biking and hiking trails?
8. Historic Preservation
 - a. Do we want to establish a Historical Preservation District?
 - b. How do we protect our historic sites (cemeteries, houses, churches, etc)?
 - c. What specific sites in Ancram, Ancramdale and Boston Corners do we want to protect and preserve?
9. Property, School, Fire District Taxes - taxpayer's point of view
 - a. Should we keep assessed values close to market values? Do annual reassessments?
 - b. How can we establish a sense in the community that assessments are "fair"?
 - c. What is the cost of property tax exemptions (Star, Veterans, Agricultural, NFP etc) to the Town and to other property owners?
 - d. What is the cost to Ancram property owners of development in adjacent towns? i.e., school taxes
 - e. How are fire district taxes determined?
10. Tax Issues – Town's point of view
 - a. Do we have any role/point of view regarding property tax issues for not-for-profits?
 - b. What do NFP exemptions and agricultural exemptions cost the Town?
 - c. How do our budgets and taxes compare to neighboring towns?
11. Technology
 - a. How do we feel about "technology" – telecommunications, internet, satellite, cable, fiber optics, cell towers, etc
 - b. Cell towers - - are we pro or con? Where would we place one? How could it be disguised?
 - c. How do we feel about wind power, solar, water power, geothermal, etc. in individual installations?
 - d. How do we feel about "commercial" or town-sponsored wind farms, solar farms, water turbines etc?
12. Zoning and Zoning Compliance
 - a. Density control and management – need something better than minimum lot size
 - b. Do we need to anticipate things like car race tracks, heliports, or airports? What else?
 - c. How do we deal with RV camps, trailers, Grey Fox, Camp Anne, etc
 - d. How do we insure zoning regulations are adhered to, not disregarded?
 - e. Mobile home parks – are we for or against?

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- f. How do we enforce zoning?
- 13. Safety and Security
 - a. How should we address issues related to emergency services and emergency planning?
 - b. How should we deal with the “public security” and “disturbing the peace” issues that have come up?
 - c. Do we need curfews in Town to prevent minors loitering and disturbing peace the after 10 or 11 PM?
- 14. Scenic Corridor Overlay Zone
 - a. Do we want to expand the Rte 22 scenic corridor overlay concept to other parts of Town?
 - b. Do we want to change the existing Rte 22 scenic corridor overlay zone to in any way?