

Ancram Comprehensive Plan

Ancram Town Hall
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Ancram NY 12502
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You're invited to a Comprehensive Plan Public Hearing on Saturday, April 25, 9:30 a.m., Ancram Town Hall.

We mailed you a draft of the Comp Plan vision, goals and strategies in January, held four community workshops to review Comp Plan strategies in February, and also reviewed the Plan with Town officials.

In March, we used your comments and suggestions to make the Plan better and fine-tuned the language in the Comp Plan so it's easier to understand.

Now it's time for the first public hearing on the Comp Plan, and we hope to see you there.

Ancram: Historic Farming Community Moving Forward

The Comprehensive Plan reflects the community's desire to "Keep Ancram the way it is", while we fix the problems facing us. The Plan addresses the key planning issues the Ancram community has identified as crucial to our future success:

First, the community wants to protect water resources and agricultural land. Protecting ground water is most important, because it is so easily contaminated and can support only a limited amount of development and agriculture. The community also believes that agricultural land is an important resource. Given the demand for locally grown food, by protecting farmland, we can provide an economic benefit to Ancram and the Hudson Valley region.

Second, the community wants slow, controlled development. The community prefers affordable housing solutions and single-family residential development that maintain our open space and rural character, growing no faster than we have during the past 15 years. Attracting businesses and jobs also are important – but we want economic development that fits with our rural character, such as small retail food and convenience stores, restaurants, and agriculturally-related businesses. And we want to revitalize our town centers.

Third, the community wants this Plan to be carried out *without* an increase in local property taxes, *within* a framework of careful financial management, including more attention to resource sharing and cooperation within the community and between Ancram and other towns, the county, and the state.

With your help, lots of research, expert advice, and much deliberation, this Plan offers a reasonable, practical approach that meets the community's goals.

Comp Plan Implementation

1. Based on the additional comments received at the April 25 public hearing, the Comprehensive Planning Committee will finalize the Plan and submit it to the Town Board at the May 21 Town Board meeting.
2. As required by New York State law, the Town Board will review the Plan and hold its own public hearing within 90 days of receipt of the Plan. So, everyone will have another opportunity to participate and comment on the Plan.
3. Upon adopting the Comp Plan, the Town Board will appoint a Zoning Revisions Committee, made up of members of the Town Board, Planning Board, Zoning Board of Appeals, Comprehensive Planning Committee, and interested community residents to review and revise our zoning, subdivision, and other land use laws to align them with the Comprehensive Plan. The zoning revisions effort could take 18 months to complete.
4. In addition to appointing the Zoning Revisions Committee, the Town Board will develop a Comp Plan implementation process and set implementation priorities for the non-zoning related activities outlined in the Plan. The Town Board has already started on many of the priorities identified by the Community during the planning process, and outlined in the Plan.

How to Get a Copy of the Comprehensive Plan

The Comprehensive Plan comes in two volumes. Volume 1 - about 100 pages - includes an introduction, the 2030 vision, summary goals and strategies, detailed strategies, and a section with recommended priorities for the Town Board and the Zoning Revisions Committee. Volume 2 – about 300 pages - contains the background studies and information that support the Plan, including the Town Profile, Survey Results, Buildout Analysis, Water Study, Hamlet Studies and Maps.

You can review copies of both volumes of the Draft Comprehensive Plan at the Town Hall – they are in the conference room. Copies of volume 1 are also available on the bench outside the Town Clerk's office.

Both volumes are also available in the Comprehensive Plan section of the Town website at www.townofancram.org.

If you are not already on the Comp Plan e-mail list and would like a copy of the Comp Plan emailed directly to you, contact Art Bassin at abassin@aol.com or 329-0921.