

**Comprehensive Plan Committee**  
**Regular Meeting**  
**June 18, 2007**

**Present: Art Bassin, Barry Chase, Kyle Lougheed, Leah Wilcox, James Bryant,  
Nancy Broe, Don MacLean; Not Present: Clerk Monica Cleveland**

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The meeting of the Comprehensive Plan Committee was called to order at 7.00 pm by Chairman Bassin. The committee welcomed 4 members in the audience.

Chair Bassin said he had several suggested changes to the 6/11 meeting minutes which he would give Clerk Cleveland prior to the next meeting, and proposed deferring acceptance of the 6/11 minutes until these proposed changes were incorporated in the minutes.

Chair Bassin announced he had received a proposal from Elan Planning and development, and distributed it to the Committee.

Chair Bassin distributed the proposed schedule of consultant interviews. Consultant interviews are scheduled at 7 pm on Monday June 25, Tuesday June 26, Monday July 2 and Tuesday July 3. Member Lougheed announced he would not be able to attend the July 3 meeting.

Chairman Bassin distributed a consolidated list of the three questions each member had prepared which they might want to ask the consultants during or after the presentation, and asked the Committee if there were any other issues they wanted to raise before the first consulting firm started its presentation. There were no further issues raised, so Chair Bassin asked the consultants to make their presentation.

Phillips Preiss Shapiro Associates, represented by Project Manager Chris Rembold and Principal Paul Grygiel presented their proposal, outlining their firm's experience and credentials related to comprehensive planning. Following the presentation, they responded to questions from the Committee and the audience.

One suggestion made by Phillips Preiss Shapiro was the Town might want to consider moving the Ancram Town Center from the 82/7 intersection to the area around the Town Hall. Phillips Preiss Shapiro's overall preliminary conclusion, based on driving around Ancram, was to "keep everything outside the town centers just as it is, but make the Town centers more vibrant". PPS also discussed their philosophy for Comprehensive Planning, which was "to take the time to do it right".

PPS commented that their analysis of Ancram indicated we paid more per capita in property taxes and spent less per capita on roads than neighboring towns, and suggested it was important that we include in the Comprehensive Planning process a financial analysis of the tax base of the town, and the implications of whatever growth plans the Town develops as a result of the Comprehensive Planning process.

The consensus among the Committee members was Phillips Preiss Shapiro was a fully qualified planning firm with broad experience, interesting ideas and a solid approach to the Comprehensive Planning process, and would be a good potential partner for the Comprehensive Planning effort.

After the presentation, Member Don MacLean suggested adding not-for-profit property tax status to the Planning Issues list. Chair Bassin suggested adding property taxes, school taxes and equalization rates to the Issues list as well.

Member Bryant announced the Town Board had approved a RFP for a Town Web Site, and the RFP was ready to be distributed.

There was no other old business or new business.

The next meeting will be Monday June 25 at 7 PM. Riverstreet will be presenting at 7 PM, and CT Male will be presenting at 8.30 PM.

The meeting adjourned at 9 PM.