

**ANCRAM PLANNING BOARD
MINUTES
April 6th, 2017**

Board Members Present: James Stickles, Dennis Sigler, John Ingram, Bob Roche Terry Boyles, Erin Robertson, Joe Crocco, Ann Rada (alt), Palmer Irving (alt)

Board Member(s) Absent:

Additional Present:

On April 6th, 2017 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair.

The previous month's minutes were reviewed by the Board. Joe Crocco noted that he was not indicated as absent in the previous month's meeting. With that correction, a motion was made to approve the minutes. Motion carried.

Agenda Items:

Jennifer Berne, 83 Westfall Road, Ancram, NY

Ms. Berne requested a lot line adjustment. She currently owns 13.779 acres with a house on Westfall Road. She is purchasing an additional 5 acres contiguous with her property from Eric Benz. The 5 acres comes from a large parcel of 334 acres. Ms. Berne's property would then be 18.779 acres and that of Eric Benz 329 acres. John Ingram made a motion to declare lead agency. Bob Roche seconded. Motion carried. John Ingram made a motion for site plan approval. James Stickles seconded. Motion carried. Ms. Berne will have the property surveyed. Public hearing TBD.

Four Partners Land Co., County Route 8, Ancramdale, NY

Daniel Russell representing Four Partners presented a proposed subdivision of a 4.488 acre lot in Ancramdale, County Route 8, into 4 lots of: 0.898, 1.031, 1.079 and 1.480. There are wetlands on Lots 1 and 4. Perc tests have not yet been performed on any of the proposed lots. The plan is to build an attached 2 family house on lots 1 and 2. Each unit would have its own well and own driveway. No plans currently exist for lots 2 and 4. John Ingram asked why four lots were being created if only 2 were being built upon, especially considering the proximity of lots 1 and 4 to wetlands. Dennis Wedlick suggested the smaller lots would minimize taxes. The proposal is in very preliminary stages. Next step is to conduct percolation tests for septic approval. The plans may have to go before the ZBA due to lack of setback with attached housing.

Berkshire Hills Eisenberg Camp, 159 Empire Road, Copake NY

Zoning Board of Appeals. The Camp requested an area variance from the ZBA to build within 100' of a body of water, Miller Pond, which is DEC regulated. The Camp

proposes to build a treehouse on the edge of the buffer zone of the body of water. The treehouse floor will be 15-20' feet high. There will be no new road built. The camp already received a permit to build the treehouse from the DEC. John Ingram made a motion to accept the ZBA ruling to approve the siting of the treehouse. Terry Boyles seconded. Motion carried.

A motion to adjourn was made at 7.40 PM by James Stickle and seconded by Dennis Sigler. All were in favor.

Respectfully submitted,
Palmer Irving
Acting Secretary, Planning Board.
