

**ANCRAM PLANNING BOARD
MINUTES
June 1, 2017**

Board Members Present: John Ingram (Chair), Bob Roche, Joe Crocco, Erin Robertson, Ann Rader (alt)

Board Member(s) Absent: James Stickles, Dennis Sigler, Terry Boyles, Palmer Irving (alt)

Additional Present: Paul Sachs, Elizabeth Demetriades, Mark Graminski & Ray Churchill

On June 1, 2017 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by the Chair, John Ingram.

The previous month's minutes were reviewed by the Board. Erin Robertson motioned to approve the minutes from May 4th, 2017. The motion was seconded by Bob Roche. Joe Crocco abstained. Motion carried.

Agenda Items:

Correspondence:

Kim Coons

Kim Coons had emailed to be put on the July agenda for a lot line adjustment. She was advised to submit an application.

Chad & Bambi Manier

Came to the office and were in the process of preparing application materials for a lot line adjustment.

Wilcox

Was unable to obtain a perc test in time for the June meeting and requested the being put on the agenda for July.

Maria-Luisa Jaidi

Due to the costs of the parking area, which was required by the Planning Board, she was wondering if the requirement could be waived or she could use her neighbor's existing parking area. She was advised to appear before Planning Board to discuss the matter.

Old Business:

Four Partners Land Co.,
Tabled waiting on perc test

Wilcox
Tabled waiting on perc test

New Business:

Jessie Kaplan, 181 Prospect Hill Road, Ancramdale NY
Sketch Plan for Site Plan Review

Paul Sachs appearing on behalf of Jessie Kaplan.
The Site Plan Review is required for the guest house. The required setbacks are met. The existing driveway will be used. The primary dwelling was built a few years ago. There will be a 1000 gallon tank with 2ft raised beds and a new well will be built. Bob Roche motioned to grant sketch plan approval. Joe Crocco seconded. Motion carried. Joe Crocco motioned to declare the Planning Board lead agency. Bob Roche seconded. Motion carried. The public comment is scheduled for Thursday, July 6th at 7PM.

Stuart Farr, Hudson Valley Hops & Grains, 2993 Route 82, Ancramdale NY
Sketch Plan for Special Use Permit

Elizabeth Demetriades appearing on behalf of Stuart Farr
A Special Use Permit is required for pole mounted solar panels. Stuart's plan is to be completely off the grid. It will be triple insulated adjacent to but 20 feet from the existing house. For projects of this nature it is difficult to get engineer's calculations. Joe Crocco motioned to grant sketch plan approval. Erin Robertson seconded. Motion carried. Bob Roche motioned to declare the Planning Board lead agency. Joe Crocco seconded. Motion carried. The public comment is scheduled for Thursday, July 6th at 7PM.

Mark Graminski and Ray Churchill, Woods Drive
Pre-application Conference

Owners would like a new construction and conversion of the existing building to guest house. A guest house cannot have a kitchen and must be inferior/subordinate to the primary residence. However, this would have a kitchen since it is an existing residence. The owners would prefer a single parcel rather than subdivision. The footprint would be smaller. The plan is repair the existing structure, to construct a new structure, and repair the barn. They could appear before the Zoning Board of Appeals for a variance. The owners are trying to keep as much farmland and forest as possible. They have used the DEC mapper and identified a Class C stream. The project will be away from the federal wetland and will upgrade the stream crossing. They sought advice on next steps. It was recommended that they meet with John Hoffman, planning and zoning clerk and to draw plans to be submitted and reviewed.

A motion to adjourn was made at 8:01 PM by Bob Roche and seconded by Joe Crocco.
All were in favor.

Respectfully submitted,
John Hoffman
Secretary, Planning Board.
