

**ANCRAM PLANNING BOARD  
MINUTES  
March 2nd, 2017**

**Board Members Present:** James Stickles, Dennis Sigler, John Ingram, James Stickles, Ann Rader (alt.), Bob Roche, Palmer Irving (alt)

**Board Member(s) Absent:** Terry Boyles, Erin Robertson, Joe Crocco

**Additional Present:** Andrew Howard, Lauren Howard

On March 2nd, 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. A motion was made by James Stickles to accept the minutes. The motion was seconded by Dennis Sigler and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**OLD BUSINESS**

**Andrew and Lauren Howard  
31 Skyline Road  
Ancramdale, NY 12503**

Andrew and Lauren Howard were seeking to obtain a Special Use permit to construct an outdoor wood furnace/boiler at their property in Ancramdale. Mr. Howard explained that he has ready access to firewood due to his profession and would like to take advantage of it. He explained that he had contacted a NYS Certified dealer/installer to have the work done.

It was determined that the front of the house is facing Skyline Road. The applicant indicated that the furnace would be located 600 feet from State Route 82 and greater than 100 feet from all other boundaries.

Dennis Sigler stated that it should be located greater than 100 feet from all boundaries unless it is in a designated NYS Ag district.

The Board indicated that the parcel may be located in a NYS district. They reviewed the maps and it appeared that a portion of the property was in an NYS Ag district.

It was determined that the unit was located far enough away from other residences or anywhere a residence could be built. The back of the lot was very steep. The Chair opened the public hearing. No additional comments were made from the public.

The Chair closed the public hearing.

A motion was made by John Ingram to declare a Negative Declaration to the SEQRA. The motion was seconded by Dennis Sigler. The remaining board members unanimously approved.

Bob Roche made a motion to accept the Special Use permit with no additional conditions. The motion was seconded by James Stickle and the remaining members approved.

A motion to adjourn was made at 7:30 PM by Bob Roche and seconded by James Stickle. All were in favor.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram  
(Palmer Irving)