

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
May 5th, 2016**

**Board Members Present:** Terry Boyles, James Stickles, Joe Crocco, Dennis Sigler, Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt)

**Board Member(s) Absent:** Erin Robertson, Ann Rader (alt)

**Additional Present:** Joseph McDermott

On May 5th, 2016 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 Terry Boyles and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**John and Linda Ingram-ASPR**  
**57 Blueberry Road**  
**Millerton, NY 12546**  
**Parcel ID# 225.-1-1.121 (East Ancram Road)**

The Chair recused himself and appointed the Vice Chair to act in his behalf. The Vice Chair accepted and took over control of the meeting.

Mr. Ingram presented his site plan to the members of the board. He explained that the driveway base was installed by the previous owner but they did not improve it above the garage. Therefore he just needed to peel back the soil covering the driveway and add gravel.

Mr. Ingram stated that the well is constructed and it is 80 FT from the rear property line. The septic is 150 FT from the house.

Mr. Boyles asked where in the site map the septic was. Mr. Ingram indicated where the septic was and explained it was located in the flat spot on the property.

Mr. Ingram stated that the slope of the driveway is less 15 % slope and he has placed a fire apparatus turnout at the 500FT mark with the appropriate dimensions as stated by NYS building code.

Mr. Ingram stated that the application was referred to the planning board because the property was located within 500FT of an active farming operation.

Mr. Crocco asked how large the residence was expected to be.

Mr. Ingram stated that it is an 1800 SQFT ranch style home.

Mr. Stickles asked what the final grade of the driveway will be. He said screened fill works well as a driveway material.

Mr. Ingram stated the final grade is expected to be between 11% and 12 %.

Ms. Davidson asked where the farms were. Mr. Ingram explained that the adjacent property was farmed for hay as well as the property across the street.

The Vice Chair asked if the applicant could provide survey maps with the building envelope so that he could stamp them.

Mr. Ingram stated he would bring in better maps on the weekend so the Vice Chair could sign them.

A motion was made by Terry Boyles to accept the ASPR as presented. James Stickles seconded the motion and the board unanimously agreed. Mr. Ingram recused himself from the application.

### **ADDITIONAL BUSINESS**

None.

A motion to adjourn was made at 7:30 PM by Terry Boyles and seconded by James Stickles. The board members unanimously agreed.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram

