

ANCRAM PLANNING BOARD

MEETING MINUTES

APRIL 4th 2013

Board Members Present: John Ingram (Chair), Jamie Purinton, Terry Boyles, Bob Roche (Alt), Joseph Crocco, James Stickle, Erin Robertson Ann Rader (Alt), Colleen Lutz (clerk)

Board Members Absent: Dennis Sigler

Additional Present: Ron Steed, Gale Heath, Nickie Heath, Donna Hoyt, Jeff Pulver, Linda Pulver, Robert Lambert, Travis MacDonald

On April 4th, 2013 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:35 PM by Chair John Ingram. The previous meeting's minutes were read. Ms. Purinton noted her name was spelled incorrectly and Mr. Roche stated he was present at the previous meeting. The clerk altered the minutes to reflect the changes. Terry Boyles made a motion to accept the minutes with changes. James Stickle seconded the changes and all of the Board members were in favor.

Nuggets and Nibbles conference flyer was read. Woodland pool flyer was also read.

Agenda Items:

Old Business

McCarron Estate
Tax Parcel Id# 225.-1-4
County Route 8

Mr. Ronald Steed represented the William McCarron Trust. Mr. Steed stated that the new survey map was not quite complete.

The Chair opened the public hearing.

Mr. Steed stated the perk test has been done and will be designed as a standard septic. The survey is not quite complete. He also stated that he had been in touch with the county DOT and the existing driveway is okay.

Ms. Purinton stated that she noted the briars are quite thick on the property.

Mr. Stickle asked what the total acreage was.

The Chair stated the acreage was approximately 325 acres to be subdivided into two parcels.

Mr. Steed explained the maps to the members that were absent for the previous meeting and asked if the public would like to come up and look at the preliminary map.

The Chair asked for public comment.

Robert Lambert asked where, if any, wetlands were located on the property.

Mr. Steed indicated approximately where they were located.

Mr. Boyles made a motion to continue the public hearing to the next meeting on May 2nd 2013 at 7:30 PM. This should allow enough time for the new survey map to be completed. The motion was seconded by Ms. Purinton. The Board unanimously agreed.

NEW BUSINESS

Don Bird- ASPR Parcel ID 205.03.-1-26.12

Don Bird appeared before the Board for an ASPR on the parcel located on Route 7 in the Town of Ancram. He submitted maps which indicated the building envelope, septic and well locations. The map also showed location of the DEC wetland and buffer. He also stated that he may need to modify the septic to meet code for the number of bedrooms in the new home.

Ms. Purinton asked where the existing vegetative buffer is located. Mr. Bird indicated the approximate location of the vegetation.

Ms. Robertson stated that the vegetation is important to protect the streamside from erosion.

Mr. Bird stated he is intending to keep as much vegetation as possible on the bank of the stream.

Ms. Purinton stated that due to its location and the zoning of that area, the lot could be subdivided more.

Mr. Bird stated that the most he would do was 2 lots total.

Mr. Crocco asked if he was disturbing more than 1 acre.

Mr. Bird stated that he did not expect to.

Mr. Crocco suggested that he use silt fencing as a precaution to protect the stream from erosion during the construction phase.

Mr. Boyles made a motion to accept and approve the site plan. The motion was seconded by Ms. Purinton. The Board unanimously agreed.

Margo and Richard Merli-Informational Meeting
Parcel Id#

Mr. and Mrs. Merli approached the Board for an informal informational meeting about their parcel located on Rothvoss Lane in the Town of Ancram. They stated that the total parcel was approximately 5.23 acres. They would like to subdivide the parcel using the road as a boundary, which would create two parcels, one with approximately 1 acre and a second parcel with 4.23 acres.

The Chair stated that the landowners would need to have a total of no less than 7 acres to be able to divide the parcel into two 3.5 acre parcels. The new zoning reads that in the AG zoning district the lot size must be a minimum of 3.5 acres. The Board cannot create a substandard lot.

Mr. Boyles suggested that the landowners approach the neighbors to see if they might be able to purchase some land from them to create lot with the minimum 7 acres. Then they could subdivide. He also suggested that they make sure the parcel they are interesting in creating will be able to past a perk test for the septic use.

Ms. Robertson suggested they could build on the lot as an accessory building.

Mr. and Mrs. Merli stated they wished to keep on lot for themselves and sell the other lot, so an accessory use would not work.

Mr. Boyles also suggested that under the new zoning parcels that were inexistence before the new zoning was inacted may be allowed to subdivide once. This may be an avenue for the landowner to pursue.

The Clerk gave Mr. and Mrs. Merli an application to fill out.

There being no more business to attend to, a motion to adjourn was made by James Stickle and seconded by Terry Boyles. The Board unanimously voted in favor and the meeting was adjourned at 8:45 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram