

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
August 1st 2013**

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

**Board Members Absent:** Dennis Sigler

**Additional Present:** None

On August 1st, 2013 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:30 PM by Chair John Ingram. The previous meeting's minutes were read. Terry Boyles made a motion to accept the minutes. James Stickles seconded the motion and all of the Board members were in favor.

The Chair addressed concerns that applicants need to have their documentation to the Board 10 days before the meeting. He stated that it is most important for the ASPR (abbreviated site plan review) because the decision is expected to be completed in one meeting. The subdivision applications have a little more room for variation from the 10 day deadline as they have a preliminary meeting and public hearing before the decision is made, which usually takes two meetings and allows plenty of time to complete a site visit.

The Clerk stated she tries to have everything together 10 days in advance and the Pulver/Crocco application was submitted before the 10 day deadline.

**Agenda Items:**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Pulver/Crocco**

**Parcel ID # 225.-15.111**

Mr. Crocco recused himself so that he could represent the landowners John and MinaJean Pulver.

The Chair asked Mr. Roche to vote in the absence of Mr. Crocco due to his recusal.

Mr. Roche agreed.

Mr. Crocco presented the survey map/sketch plan to the Board. He explained that although he does not presently wish to build on the parcel, he has created building lots

and sewage disposal areas based on the test pit results. These are for illustrative purposes to comply with the zoning and subdivision regulations of the town.

Mr. Stickles asked if it was a separate lot, as he thought the applicants had gone through this already.

Mr. Crocco stated that the applicants had gone through the preliminary steps to start the subdivision, however they had not completed the process. He submitted the previous perk test results.

Ms. Purinton asked if the lines will follow the hedgerows and what was his intended use for the property.

Mr. Crocco stated that the lines will follow the hedgerows as best as possible. He also stated that he intends to use the parcel as cropland and/or pasture for his alpaca farm.

Ms. Robertson suggested the applicant make a note that this was the first subdivision of the property, to help the planning board follow the number of parcels created to help determine when the property reaches the 4 lot maximum for a minor subdivision.

Terry Boyles made a motion to approve sketch plan. James Stickles seconded the approval and the Board voted unanimously in favor.

James Stickles made a motion to declare lead agency. Terry Boyles seconded the motion and the Board voted unanimously in favor.

The Chair stated that the public hearing will be set for September 5<sup>th</sup>, 2013 at 7:30 pm.

### **Discussion**

Ms. Robertson asked if the planning board needs to keep track of the number of parcels being created by a subdivision, to make sure the correct density is maintained.

The Chair discussed the calculation of density and if it needs to be calculated at the beginning of the subdivision.

Mr. Boyles expressed his concerns about the Bird application and the ability to maintain the proper setbacks of the well and septic. He expressed that the planning board needs to be careful and really pay attention to the distances within the parcel(s) and the abutting properties as well.

Ms. Robertson asked about the location of the driveway and if all the parcels needed road frontage.

The Chair stated that he had passed this along the town planner, Nan Stoltzenburg. He is awaiting her response. He will pass along to the Board what she determines about the access issues.

There being no more business to attend to, a motion to adjourn was made by Joseph Crocco and seconded by Terry Boyles. The Board unanimously voted in favor and the meeting was adjourned at 8:30 PM.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk  
Town of Ancram