

ANCRAM PLANNING BOARD

MEETING MINUTES

June 6th 2013

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

Board Members Absent: Bob Roche (Alt)

Additional Present: Lauren Goldberg, Jesse Kaplan, Brian Ferrato, Libby Mckee, Joe Iuviene, John Bell, Andrea Gashke, Bob Podris, Wesley Chase

On June 6th, 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. James Stickle made a motion to accept the minutes. Terry Boyles seconded the motion and all of the Board members were in favor.

Agenda Items:

OLD BUSINESS

Goldberg/Kaplan- ASPR Parcel ID # 219.-1-59.21

Brian Ferrato appeared before the Board for an ASPR on the parcel located on Prospect Hill Road in the Town of Ancram. He was accompanied by the owners Lauren Goldberg and Jesse Kaplan. He submitted revised maps which indicated the new septic area and well locations.

Ms. Purinton stated that she thought keeping the building envelope the same was a smart idea.

The Chair state that they should use silt fencing during construction to minimize erosion.

Mr. Ferrato stated that silt fencing will be used during excavation and construction.

Mr. Sigler questioned the slope of the driveway.

Mr. Ferrato stated that is will be less than 10% grade in most places.

Ms. Purinton stated that the steepest area of the driveway as shown may be 15% slope.

Mr. Ferrato stated in the areas that were close to 15% grade, which were minimal, they would cut it out to obtain slopes closer to 10% grade.

Ms. Purinton stated that she thought that the Board could waive the impervious surface requirement of abbreviated site plan review (ASPR), as it appeared to not be an issue in this application. The Board agreed.

The Chair stated that the drainage plan should be added to the final map.

Mr. Ferrato agreed and will have it added to the final map.

Terry Boyles made a motion for conditional final approval. The condition was the addition of drainage to the map. Jamie Purinton seconded the motion and the Board voted unanimously in favor.

Libby and Jack McKee- ASPR
Parcel ID # 205.03.-1-26.112

Libby McKee appeared before the Board for an ASPR. The parcel was located in a NYS DEC and NWI wetland, which triggered ASPR. The applicant stated that they will be adding on an attached garage and two bedroom apartment.

Libby McKee stated that they were able to find the well, which is located next to the house. It will not be moved. She stated that they will be adding septic to support the apartment. She also stated that that the well will end up in the addition.

Ms. Purinton stated that some of the trees may go based on driveway location.

The Chair stated that the design proposal needs to be submitted to DOH.

Terry Boyles stated that DOH has approved the septic placement and design, Pat Prendergast has submitted the design plans to them.

The Board looked at an accessory structure regulations and noted the regulation states that an accessory structure shall not exceed 1000 SQFT.

Joe Iuviene, architect for the owner, stated that the addition is 24 FT X 36 FT. 800 SQFT is the size.

Ms. Purinton stated that the structure measures 25.50 SQFT X 40.75 SQFT.

Mr. Iuviene asked if the Zoning Ordinance addresses two family dwellings.

Mr. Crocco asked if it would be considered a two family dwelling.

Mr. Iuviene stated that with the addition, there would be two kitchens and additional baths.

The Chair stated that a two family does not appear to have a square footage requirement.

The Chair stated that a motion to conditionally approve the ASPR when the CCDOH approves the septic design could be made.

Terry Boyles stated he agreed and made the motion to conditionally approve the ASPR. James Stickle seconded the motion and the Board voted unanimously in favor.

Mr. Iuviene will submit the final DOH approval.

Gashke/Bell-ASPR
Parcel ID# 214.-1-1

James Stickles recused himself from deliberation on the application.

Andrea Gashke and John Bell appeared before the planning board to submit plans for a cabin on the property located on Woods Court in Ancramdale, NY 12503. They were referred to the Planning Board for an ASPR due to the parcel's proximity to the Millerhurst Farm operation.

Ms. Purinton stated that the width of the driveway would need to be increased by 1 ft. When this happens, it will make the area of disturbance close to 1 acre.

Mr. Bell stated that he would like to keep the property secluded with small western view. He would like to keep as much seclusion as possible.

The Chair stated that the applicants will need to show drainage and silt fencing because they are likely to be over 1 acre.

Mr. Boyles mentioned that overall the driveway will have manageable slopes and that the only steep part is just off the cul de sac.

The Chair questioned the composition of the driveway.

Ms. Gashke stated the driveway will gravel.

The Chair stated that the applicants need to correct the width of the fire turnouts and show the erosion control.

Ms. Robertson and Ms. Rader asked if the applicant was okay with the proximity to a farm operation.

The applicant stated that he was aware of the agricultural operations and welcomes it.

The Chair stated that the application will continue on July 11th at 7:30 PM.

Podris- Informational
Parcel # 220.-1-13.112

Mr. Robert Podris and Mr. Wesley Chase appeared before the Planning Board to present a two lot open space conservation subdivision of parcel # 220.-1-13.112 which is 146.31 acres in area. Mr. Chase stated that Mr. Podris wishes to subdivide the small house away from the farm. He would like to make the parcel as small as possible to keep tillable land available.

Mr. Sigler stated that this will be a perfect conservation subdivision. This would allow to keep 60% open space on the subdivision.

Mr. Chase went through the average density exercise to account for environmental constraints.

Environmental Calculations:

Wetlands= 0.788

Open Water= 0.044

Slopes= 16.429

Total restraint= 61.89 acres (62.00)

Total Acres Available for Subdivision= $146.31 - 62.00 = 85.60$ acres

Based on the chart on page 2 of Section VI, 31 homesites can be built to this property.

Ms. Robertson stated that when the parcel becomes a major subdivision, a note should be placed on the map to alert future owners and board members that this should remain with 60% open space.

Mr. Chase stated he will add a table and notes to show how the average density was derived.

The chair suggested that a vicinity map should be added to show both sides of the road and/or a separate full map for the file.

Mr. Chase stated that he would put a disclaimer on the map that if things or regulations change, the parcel will need to be resurveyed.

Mr. Chase stated that this configuration will have a front yard setback of 33.2 FT. It is a preexisting condition and does not increase the degree of non-conformity.

The Chair agreed and stated in this case it is not a problem.

Terry Boyles made a motion to Declare Lead Agency, Joe Crocco seconded that motion. The Board voted unanimously in favor.

Dennis Sigler made a motion to accept the sketch plan. Terry Boyles seconded the motion and the Board voted unanimously in favor.

The Public Hearing will be scheduled for July 11th at 7:30 PM.

There being no more business to attend to, a motion to adjourn was made by Terry Boyles and seconded by James Stickle. The Board unanimously voted in favor and the meeting was adjourned at 9:15 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram