

ANCRAM PLANNING BOARD

MEETING MINUTES

May 2nd 2013

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

Board Members Absent: none

Additional Present: Ron Steed, Brian Ferrato, Ann Simmons, Libby Mckee, Joe Iuviene

On May 2nd, 2013 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:33 PM by Chair John Ingram. The previous meeting's minutes were read. Terry Boyles made a motion to accept the minutes. James Stickle seconded the changes and all of the Board members were in favor.

Agenda Items:

Old Business

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

Mr. Ronald Steed represented the William McCarron Trust.

The Chair continued the public hearing.

Mr. Steed submitted the newly revised survey. He stated that the acreage is 329 acres total. The Chair asked if there were any additional questions.

Ms. Purinton asked if the vegetation plotted on the map was correct. Mr. Steed stated that the vegetation was correct.

Being there were no further questions, Joe Crocco made a motion to close the public hearing. The motion was seconded by Terry Boyles and the Board was unanimously in favor.

Dennis Sigler made a motion to enter a negative declaration. The motion was seconded by Terry Boyles and the Board voted unanimously in favor.

Terry Boyles made a motion to accept the final plat of the two lot subdivision on the McCarron Estate. Joe Crocco seconded the motion and the Board voted unanimously in favor.

NEW BUSINESS

Goldberg/Kaplan- ASPR Parcel ID #

Brian Ferrato appeared before the Board for an ASPR on the parcel located on Prospect Hill Road in the Town of Ancram. He submitted maps which indicated the building envelope, septic and well locations. He stated that the parcel was within 500 FT of an agriculture operation.

Mr. Ferrato stated that the new building will be reconstructed on the same site where the previous house was located. He also stated that the septic will be redone. The house will be 1328 sqft.

The Chair stated that there needed to be erosion controls and fire apparatus turnouts. He also stated that the driveway needed to be designed and shown on the map.

Joe Crocco made a motion to continue the site plan. The motion was seconded by Terry Boyles and the Board unanimously agreed.

Richard Novick-Lot Line Adjustment Parcel Id# 219.-1-50.12 and 219.-1-50.2

Mr. Novick appeared before the board to apply for a lot line adjustment. He stated that he owns the parcels on the corner of Route 82 and Poole Hill Road in Ancramdale. He would like to expunge the lot line between the two parcels and create one parcel for tax purposes. He stated that the slope on the one parcel is prohibitive to building.

The Chair stated that the applicant should have a surveyor, survey the property, showing the lot line expunged. Many of the other requirements can be waived.

A motion was made by Jamie Purinton to declare lead agency/ unlisted action status. The motion was seconded by Erin Robertson, and board unanimously approved.

A motion was made by James Stickle to accept sketch plan approval. The motion was seconded by Terry Boyles and the Board unanimously approved.

Sommerhoff Farms- Informational

Ann Simons appeared before the Board to represent the Sommerhoff Farm. She stated that the applicants are looking to subdivide approximately 25 acres which included the

tenant house and barns. She showed the approximate location of this to the Board on an aerial photo.

The Chair suggested that they may like to have the road as a boundary.

Mr. Sigler stated that it might be better to have it all as one property.

Mr. Boyles also stated that they may like to keep it as one parcel so they could subdivide later.

Mr. Sigler also stated that this might fall into an open space conservation subdivision in which 60% could be maintained as open space. There is flexibility where they choose to keep the open space.

Ms. Purinton stated that there are existing issues with the DEC wetland.

The Chair stated that the issues with the wetland are preexisting.

Ms. Purinton stated that reducing the lot size might increase the pressure for grazing.

The Chair stated that the owners would need to get a full survey of the lot.

Mr. Roche stated that the owner of the farm operation needs to comply with NYS Ag and Markets rules in reference to manure storage and the herd size to lot size ratio.

The Chair questioned if through the sale of the property, will operations change.

Mr. Stickle stated he was unsure the Board could ask this of an applicant.

Mr. Boyles felt that a site plan will help determine the answers to the questions raised.

Mr. Sigler stated that current crop lands might be converted into pasture if the owner chose to do so.

Ms. Robertson stated that the wetland would need to be clearly listed on the survey map.

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 bedrooms.

The Chair noted that it is an accessory apartment by definition and must follow accessory apartment regulations.

Ms. Purinton asked if the new addition met all setback criteria.

Mr. Joseph Iuviene, architect for the owner, stated that it met all setback requirements from the lot lines as well as the wetlands.

The Chair stated that the applicants may need to review the septic plan as new bedrooms are being added. In order to complete the abbreviated site plan review, the applicants need to make sure to submit DOH approval of the septic. All of the other requirements are met on the plans.

The Chair made a motion to continue to next month, this was seconded by James Stickle and the Board unanimously agreed.

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 9:20 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram