

**ANCRAM PLANNING BOARD
MEETING MINUTES
October 3rd 2013**

Board Members Present: John Ingram (Chair), Dennis Sigler, Erin Robertson, Ann Rader (Alt), Joseph Crocco, Jamie Purinton, Bob Roche(Alt)

Board Members Absent: Terry Boyles, James Stickles, Colleen Lutz (clerk)

Additional Present: Robert Podris, Lynden Chase, Don Bird, Peter Auld

On October 3rd, 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. Mr. Sigler noted one correction to the bottom of page one noting that the word should be "incorrectly".

Joe Crocco made a motion to accept the minutes. Dennis Sigler seconded the motion and all of the Board members were in favor.

Agenda Items:

OLD BUSINESS

Robert and Elizabeth Podris

Parcel ID#220.-1-13.112

Subdivision- 4 parcels

The applicant, Robert Podris and Lynden Chase submitted new plans with amended notes, showing the lot density allocation for the 4 parcels that will be created. Mr. Chase presented the maps to the Board which showed the proposed location of the lots. The following lists the acreage allocation per parcel:

1. 1.8 acres (current location of small house)
2. 68 acres (current location of large house)
3. 40 acres
4. 38 acres (across Crest Lane on the south side)

The Chair opened the public hearing.

Mr. Peter Auld, an abutting property owner, asked if he could see the plans. Mr. Chase gave a brief description of the application.

Ms. Purinton asked that a note be put on the plan to state that "site plan review is required prior to the issuance of a building permit for these lots".

The total number of lots are shown on the plan, as requested by Nan Stoltzenburg, but the lot location does not be determined.

In the future, the Planning Board will ask the applicant to include notes regarding site plan review requirements for upcoming building applications.

Joseph Crocco made a motion to close the public hearing, Dennis Sigler seconded the motion. All were in favor.

Dennis Sigler made a motion to enter a Negative Declaration to the state environmental quality review form. Erin Robertson seconded the motion and the Board unanimously agreed.

Dennis Sigler made a motion to approve the subdivision application with no amendments. The motion was seconded by Bob Roche and the Board unanimously agreed.

Don Bird

Parcel ID # 205.3.-1-26.12

4 Lot Subdivision

Mr. Don Bird came before the Planning Board to continue the application he started in July 2013.

After confirming with the town planner, Nan Stolzenburg about the road access for the newly created lots, the Planning Board suggests that a private road should be created for the lots not located on Route 7.

There being no more business to attend to, a motion to adjourn was made by John Ingram and seconded by Jamie Purniton. The Board unanimously voted in favor and the meeting was adjourned.

Respectfully Submitted
Erin Robertson
Colleen Lutz
Planning Clerk
Town of Ancram

