

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
December 5th 2013**

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

**Board Members Absent:**

**Additional Present:** Elizabeth Slotnick, Joshua Mackey, Richard Ramsden, Richard Merli, Margo Merli, Don Bird, Hugh Clark

On December 5, 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. Terry Boyles seconded the motion and all of the Board members were in favor.

Hugh Clark, from the Ancram Town and ZRC, stated that the town board has referred the October 2013 version of the Ridgeline Protection Plan back to the ZRC. He stated that the ZRC will be asking for input from the Planning Board.

**Agenda Items:**

**OLD BUSINESS**

**Merli**

**Parcel ID#215.-1-4**

**Subdivision- 2 parcels**

The applicants, Richard and Margo Meri, had submitted an application for subdivision of their parcel on Rothvoss Road in Ancramdale, NY. They are interested in creating the division of the parcels using the road.

Ms. Robertson questioned if the centerline of the road is what is used to determine the setbacks.

It was determined by the Board that the centerline is used.

The applicants also submitted documentation from the CCDOH (Columbia County Department of Health) regarding the septic location and design for the new parcel.

The Chair read an excerpt from the Town's newly adopted zoning and subdivision ordinance (Section 6 F3 of the Non-Conforming lots, buildings, and uses), which governs this parcel.

The Chair also clarified that the DOH had requested information from the NYSDEC due to the possible proximity to the wetland listed as CO-30 in the DEC state records. According to the correspondence from the DEC, this property does not fall within the 100 ft buffer of this wetland.

The Chair also stated that the Board will need a final septic approval.

Mr. Boyles stated that the county will determine the size of the system. They may also require that the system be designed by an engineer.

Ms. Purinton stated that they would have 2 sides of road frontage as currently proposed. She stated that this is helpful due to the location of the wet meadow, they can design it around this area.

The Chair told the applicants that the plat will need to show the proposed building envelope, driveway and septic location.

Terry Boyles made a motion to declare lead agency. James Stickle seconded the motion and the Board unanimously agreed.

Joseph Crocco made a motion to accept sketch plan approval. Terry Boyles seconded the motion and the Board unanimously agreed.

The public hearing will be scheduled for the February 2014.

**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. He stated that he has decided to cut back the number of lots to 3 so that all the lots will have road frontage. He will then do a road maintenance agreement with a common driveway. He stated that if he did a private road, he would not have enough room to create the required turnaround.

The Chair stated that the common driveway will need to meet standards for NYS firecode and make sure that emergency vehicles can access the homesites. He suggested that Mr. Bird consult with Wesley Chase (surveyor) about the actual location and distances of the driveway.

Ms. Robertson stated that the front road setback in the AH B/R is a maximum of 35FT.

Mr. Bird stated that it seemed odd to have such a small front yard setback and that it would seem the buildings are being forced to be very close to the road.

Ms. Robertson stated that the setback most likely was developed in keeping with a hamlet style where traditionally houses are located close to the road.

Mr. Sigler stated that Mr. Bird could get a variance from the Zoning Board of Appeals to extend the setback distance.

The Board discussed options for the driveway. Mr. Crocco stated that the NYS fire code states a common driveway must have a 50 ft right of way width.

Mr. Sigler stated that the driveway could be situated on one side of the right of way to allow for more space on one side if Mr. Bird needed it.

Mr. Crocco suggested the applicant consult a real estate attorney to make sure the road maintenance plan is enforceable.

### **NEW BUSINESS**

#### **Richard Ramdsen**

#### **Parcel #**

Mr. Richard Ramdsen, accompanied by his attorney Joshua Mackey and architect Elizabeth Sloknick, appeared before the Board for a pre-application informational meeting. He was advised to do so by the building department as he wishes to construct a pool house and guest house on his property located at 166 Prospect Hill Road in Ancramdale. According to the Ancram Zoning Ordinance Revision, a guest house is subject to Site Plan Review.

Ms. Slotnick showed the beginnings of the site plan which showed where the pool house guest house and garage are expected.

Ms. Purinton asked if the guest house had a full kitchen. The definition of a guest house states that a full kitchen is prohibited.

The Applicant stated no, the guest house will not have a full kitchen.

Mr. Sigler asked if the guest house and pool house need a septic.

The Chair stated that the site plan needed to show the location of the septic and fields, proposed and current building areas. He also stated that because this was a full site plan review, a public hearing must be held. All abutting property owners will be notified within 500 FT.

The clerk sent the site plan submission requirements to Ms. Slotnick.

The public hearing will be set for January 2014.

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

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Respectfully Submitted  
Erin Robertson  
Colleen Lutz  
Planning Clerk  
Town of Ancram