

ANCRAM PLANNING BOARD

MEETING MINUTES

January 3rd 2013

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

Board Members Absent: none

Additional Present: Bill Stratton, Dan Proper, Marc Bailey, Dennis Wedlick

On January 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 and accepted. Terry Boyles motioned to accept the minutes and Jamie Purinton seconded the motion, the Board unanimously agreed.

The Chair welcomed the new member, Ann Rader to the planning board. Ms. Rader will serve as the second alternate.

Agenda Items:

**Ian Hague- Minor Subdivision (lot line adjustment) and ASPR
Tax ID #'s 213.00.-1-34.211, 213.00.-1-34.22, 213.00.-1-34.212**

Mr. Stickles and Ms. Purinton recused themselves from this application. The Chair asked that Ms. Rader and Mr. Roche vote in the place of both members, they agreed.

Mr. Dan Proper of Crawford and Associates appeared to represent the applicant, Ian Hague. Mr. Bailey and Mr. Wedlick of Dennis Wedlick Associates were also in attendance. Mr. Proper presented to the Board an amended driveway plan and also responded to the letter from the Town's Engineer Paul McCreary. The Board was given the letter from Mr. McCreary at the meeting.

Mr. Proper addressed each item of the letter in order.

1. Primary contour lines should be shown. Mr. Proper noted that they are now on the map.
2. Turnout design. Mr. Proper stated that the turnouts are listed on the design and will be composed of the same material as the roadway.
3. Easement and maintenance agreement. Mr. Proper agreed that an easement and maintenance agreement might be a good idea and is up to the board. Mr. Sigler

- stated that the maintenance needed to be done now when we have authority over it. The Chair agreed.
4. FCNYS Turnaround areas should be provided. Mr. Proper stated that the plan will attempt to have the proper turnaround areas and felt the plan can be tweaked to show this. Mr. Sigler stated that the town engineer should review after it is done.
 5. No comment
 6. Driveway Parameters. Mr. Proper stated that more detail had not been added because this design is for a driveway and should only have one way traffic on it. The vertical is 10% curve and the horizontal is 28ft.
 7. Federally regulated wetlands. Mr. Proper stated that the driveway will impact the wetland. The beginning of the driveway is only maintenance, it is pre-existing. The new portion is encroaching on wetland. Permit #14 roads, trails, railroads, etc. The threshold is 1/10 of acre. A residential development permit is only when a foundation on a wetland.
 8. Drainage swales and ditches. Mr. Proper stated that they did not want to dictate the format and would allow the contractor to develop the plan on site. The project is not above 5 acres of disturbance which requires a drainage plan. The only area which might need a swale on the uphill side. This can be added on the plan at the request of the Planning Board.
 9. Power and telephone supply. Mr. Bailey stated that the telephone and power supply will be installed underground within the driveway easement. Mr. Crocco stated that the contractor needs to be careful about how much disturbance they create when digging for utilities. They could easily exceed the 5 acre threshold if they over dig. Mr. Proper stated that the maximum width of disturbance is 35-40ft. Ms. Robertson questioned the slope near the wetland on the north side and stated that there will need to be area retained to protect the wetland from erosion. Mr. Proper stated that the upper area of the driveway will be protected by fill, approximately 200 linear feet, which would figure approximately 0.5 acres of disturbance. Ms. Robertson questioned how the vernal pool will be protected. Mr. Proper stated that the pool is flagged to keep out.
 10. NOI and Basic SWPPP and silt fencing. Mr. Proper stated that the NOI form has been done and he agreed about the suggested location of the silt fence.
 11. Driveway location and DOH Septic approvals. Mr. Proper stated that he objected with suggestion to obtain approval with the Highway Superintendent for the location of the driveway. This was a previous subdivision and a pre-existing access.

The Chair stated that there are concerns of the board in regard to the wetland and vernal pool. He stated that he felt the driveway should be able to be moved away from the wetland completely.

Mr. Proper stated that if the driveway is moved from the wetland completely, it will move the guest house further into the woods and create more disturbance.

Ms. Robertson stated that the area is a wetland and Section F. states that building should be located it away to the greatest extent possible. She also stated that under Section J, it is preferable to use existing roads when possible.

Mr. Proper stated that the farm roads are what the plan is following. The older road is too steep for apparatus.

Mr. Roche stated that he doubted that the proper grade could be achieved on the old farm road.

Mr. Boyles questioned if two fire trucks could pass each other.

Mr. Proper stated that there are turnouts every 500FT.

Mr. Crocco asked if the NOI had been submitted. Mr. Proper stated that the NOI has not been submitted but has been completed.

Mr. Crocco asked who would do the inspections. Mr. Proper stated that his firm would do the inspection.

The Chair stated that the culverts and drainage must have some design plan. Mr. Proper stated that he can show generalities.

Mr. Ingram stated that would be okay in areas not following the wetland, but areas on the northern part of the driveway would need a drainage plan there.

Mr. Proper agreed that the areas near the wetland need a drainage design plan and should show ditches and rip rap to disperse and slow the runoff.

Mr. Crocco stated that it is important to make sure outflow is not increased.

Mr. Proper stated that they did not design a full SWIPP with retention ponds because they were under the 1 acre threshold for residential use.

Mr. Crocco questioned if the building sites were movable.

Mr. Proper stated that they had specific building envelopes that are limited by the CLC easement.

Mr. Wedlick stated that he was concerned that if the driveway was moved the building site would move further into the forest and create more disturbance to the land. He stated that the owners would like to preserve agriculture on the parcel.

The Chair stated that he would like to see the idea of moving the driveway out of the wetland explored to see if it is possible. He stated it would be best to explore both

designs to see which would work best. He also stated that he would like to see a cross section of the drainage in the upper section of the driveway for the next meeting.

Mr. Sigler stated that he was not opposed to crossing the wetland as is.

Mr. Boyles questioned why the Board was questioning the location of the driveway if the Army Corps of Engineers has approved the plan, it is not our job to regulate this.

Ms. Robertson stated the wetland is regulated.

Mr. Ingram stated that the driveway easement should be completed now.

Mr. Wedlick stated that he would complete a master plan of the property which explores both options and send the information of the easement to the John Lyons, Esq. to review.

Ms. Rader asked if water resources were rare in the town and felt it should be protected.

Mr. Boyles stated he feels that the members of the planning board must remember that they Board is there to help people make good planning decisions about their property.

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

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram