

ANCRAM PLANNING BOARD

MEETING MINUTES

MARCH 7th 2013

Board Members Present: John Ingram (Chair), Dennis Sigler, Jamie Purinton, Terry Boyles, Ann Rader (Alt), Colleen Lutz (clerk)

Board Members Absent: Joseph Crocco, James Stickle, Erin Robertson, Bob Roche (Alt)

Additional Present: Donald Nadjek, Ron Steed

On March 7th, 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. Dennis Sigler noted that his quote was incorrect on the Lambert project. The clerk changed the minutes to reflect the correct wording. Terry Boyles made a motion to accept the minutes with changes. Dennis Sigler seconded the changes and all of the Board members were in favor.

No correspondence was made to the Board.

Agenda Items:

Old Business

Robert Lambert- ASPR Parcel ID- 224.00.-1-6.2

Mr. Donald Nadjek appeared to represent Mr. Lambert the property owner. He briefly described the current plans for the project located at 1100 County Route 8A in the Town of Ancram. Mr. Nadjek stated that the owners would like to construct a barn on the property as well as build an addition to the main residence on the property.

Mr. Nadjek stated that the existing building was already over 3000 sq. ft. and the building inspector interpreted the revised zoning to mean that any building existing or new over 3000 sq ft needs an ASPR.

Mr. Nadjek submitted survey maps which had the DEC wetland superimposed on the survey. The Board requested this information at the February 7th, 2013 meeting. Mr. Sigler stated that the DEC wetland had triggered the necessity of an ASPR.

After review of the revised maps, Mr. Boyles made a motion to accept the site plan and Mr. Sigler seconded the motion and the Board unanimously agreed.

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

Mr. Ronald Steed represented the William McCarron Trust. Mr. Steed submitted a map of the property and explained where the landowners would like subdivide. It is there request that they subdivide the parcel in two using County Route 8 as the separator.

The Chair stated that subdivision would be considered a minor subdivision and considered a type 1 action.

Ms. Purinton stated that there might be steep slopes, so she requested if the planning board could make a site visit. Mr. Steed stated that the members were welcome to make a site visit, he would be happy to meet with any member to help in any way he could.

Mr. Steed stated there may be questions about where the building envelope will be located based on the new ridgeline guidelines.

Being that the map fulfilled the requirements for sketch plan, Mr. Boyles motioned to approve the sketch plan, Mr. Sigler seconded the motion and the Board unanimously agreed.

A motion was made by Terry Boyles and seconded by Dennis Sigler to declare the Town of Ancram as lead agency. The Board unanimously agreed.

The Chair stated that the public hearing will be set for April 4th, 2013 at 7:30 PM.

There being no more business to attend to, a motion to adjourn was made by Chair John Ingram and seconded by Terry Boyles. The Board unanimously voted in favor and the meeting was adjourned at 8:20 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram

