

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

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

**Board Members Absent:** Bob Roche (Alt)

**Additional Present:** Robert Podris, Lynden Chase, Charles and Dawn Westcott

On September 5th, 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. James Stickle made a motion to accept the minutes. Joseph Crocco seconded the motion and all of the Board members were in favor.

The Board discussed the issue of the fee schedule. The Board expressed their concerns that the fees don't over price the average person's financial ability. Also it is important to raise it is important to help defray the cost of operating the planning board.

**Agenda Items:**

**OLD BUSINESS**

**Pulver/Crocco**

**Parcel ID # 225.-15.111**

Mr. Crocco recused himself so that he could represent the landowners John and MinaJean Pulver.

Mr. Crocco presented the final plan to the Board. He explained that although he does not presently wish to build on the parcel, he has created building lots and sewage disposal areas based on the test pit results. These are for illustrative purposes to comply with the zoning and subdivision regulations of the town.

Mr. Crocco stated that he had used the subdivision lot calculations to determine the density of the entire lot. He used the calculated adjusted density table found in Section IV J3. He also noted that he thought the code had an error in the multiplication factor for both Steep Slopes 15%-20% and Steep Slopes greater than 20%. He stated that he felt the factors are reversed as Steep Slopes greater than 20% should have a smaller factor less lots, as they are less buildable.

Mr. Crocco also stated that the Comprehensive Plan maps are not really usable, as they are scaled incorrectly.

Ms. Purinton states that we need to really look at the wetlands in order to confirm any applicant's estimate of acreage.

Mr. Sigler stated that Mr. Crocco really did not need to do density calculations at this point. He stated that he could just divide up.

The Chair said that it does not really kick into a major yet.

Ms. Purinton asked if the lot counts are set does this remain in perpetuity.

Mr. Sigler stated that the lot counts will remain with the parcel, once you set it, it is determined.

The Chair opened the public hearing. Abutting property owners Charles and Dawn Westcott were in the audience. The applicant gave a brief description of the subdivision to the Westcott's. They asked what the use of the property is expected to be. The applicant stated that he wishes to use it for more pasture land for his alpacas

Being that there was no more public comment, the Chair closed the public hearing and made a motion to declare lead agency.

James Stickle made a motion to enter a Negative Declaration. Terry Boyles seconded the motion. The Board unanimously agreed.

Dennis Sigler made a motion to approve the subdivision as proposed. James Stickle seconded the motion. The Board unanimously agreed.

**Roger Alcaly / Indian Ovens LLC**  
**Parcel Id#'s 221.-1-55 and 225.-1-32**

The Chair discussed the application with the Board. Mr. Lynden Chase presented the maps for the Board to look at. The applicant would like to do a lot line adjustment between parcel #'s 221.-1-55 and # 225.-1-32. Mr. Chase explained that the 40 acre piece has already received a building permit. The applicant previously consolidated 5 parcels into one. Then the applicant purchased parcel # 225.-1-32. The applicant would like to adjust parcel # 32 to include the building site.

Jamie Purinton made a motion to close the public hearing. Terry Boyles seconded the motion. The Board unanimously accepted the motion.

Terry Boyles made a motion to enter a Negative Declaration, Joseph Crocco seconded the motion. The Board unanimously supported the motion.

Jamie Purinton made a motion to accept the lot line adjustment as proposed. Terry Boyles seconded the motion. The Board unanimously voted to approve the lot line adjustment as proposed.

## **NEW BUSINESS**

**Robert and Elizabeth Podris**  
**Parcel ID#220.-1-13.112**  
**Subdivision- 4 parcels**

Lynden Chase presented the application to the Board. Mr. Podris was also present. Mr. Chase stated that the original two lot subdivision that was approved by the Board on July 11<sup>th</sup>, 2013 was not filed with the county. The applicant stated he wished to enter an amended application in which he would like to increase the lot count to 4 parcels. 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)

Mr. Chase also stated that the 38 acres on the south side of Crest Lane has been entered into a conservation easement with the Dutchess Land Conservancy (DLC). They have created a 4 acre building envelope as part of the agreement between the landowner and the DLC. This makes the south side have a two lot allocation.

Mr. Chase also stated that the 30 lot count on parcel #220.-1-13.112 resulting from the calculated adjusted density remains the same. The 38 acre parcel on the south side of Crest Lane has 2 lots; the 1.8 acre where Mr. Podris intends to live is one lot. The 68 acre parcel and 38 acre parcel lot allocation will be determined by easement, which has yet to be determined or established.

Mr. Chase also read and submitted a letter written by Wesley Chase. This letter remains in the file. Mr. Wesley Chase stated in his letter that he felt the application could proceed as a conventional minor subdivision.

Ms. Purinton stated that the applicant can restrict the number of lots at any time through a deed restriction on the parcel.

Mr. Sigler stated that the planning board still needs to know where the lot allocation is going.

Mr. Crocco stated that according the new regulations, once a substandard lot is created, then the guidelines for the Open Space Conservation Subdivision (OSCS) must be followed.

Mr. Chase stated that he interpreted the regulations to state that if the average lot density is greater than 3.5 acres, then the application remains a standard minor subdivision.

The Chair read from Section V1 6B, in which it states: "The sketch plan shall contain". Therefore, these items cannot be waived by the Planning Board.

Mr. Chase asked why.

Mr. Stickle stated that this is not a major subdivision and that OSCS was only for major subdivisions.

Mr. Crocco stated that the Planning Board needed to see where the remaining lots need to be.

The Chair suggested that the Board schedule the public hearing for next month. The Board was in agreement. He also stated that he will get an interpretation from Nan Stoltzenburg, the town planning consultation, about how to proceed.

Mr. Crocco asked if an escrow account needed to be setup.

Mr. Crocco asked how the Board handles a minor subdivision as an OSCS.

Mr. Sigler stated that it was best to set the 60% open space now using the parcel under conservation easement.

### **Discussion**

Mr. Boyles reminded the Board that the existence of the Planning Board is to help applicants, make responsible planning choices. We should not be overly restrictive.

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 9:00 PM.

---

Respectfully Submitted  
Colleen Lutz  
Planning Clerk  
Town of Ancram

