

## **ANCRAM PLANNING BOARD**

### **FINAL MEETING MINUTES**

**January 5th, 2012**

**Board Members Present:** Terry Boyles, Joe Crocco, John Ingram (Chair), Colleen Lutz (Deputy Chair), Jamie Purinton, Erin Robertson (alternate), Bob Roche, Dennis Sigler.

Jim Stickle joined during the closed session meeting with counsel for the Tahmin Application.

**Board Members Absent:** None

**Others Present:** See attached scan of sign-in sheet, Naomi Davies (Planning Board Clerk)

Chair John Ingram opened the meeting at 7:40PM

#### **Old Business:**

Minutes of 12/01/11

Chair Ingram Lutz asked if there were any comments or corrections, Ms. Lutz noted that minor spelling and grammatical corrections are required, agreeing that the corrections could be made after approval, Mr. Sigler motioned to approve, Mr. Boyles seconded, all in favor the minutes were approved.

#### **Correspondence:**

Mr. Ingram noted that correspondence has been submitted to the Board from the Town of Gallatin and Don McLean in opposition to the Mariner cell tower. Mariner has asked for continuance of the public hearing and may be calendared at the February meeting. Also, Mr. Miller has requested postponement of his subdivision application.

#### **Agenda Items:**

##### **Tahmin Subdivision**

Mr. Boyles and Ms Robertson recused themselves. Mr. Ingram explained that the Board's counsel John Lyons was present having been invited to advise the board at which point the board retired for closed session.

Returning to the open meeting, Mr. Ingram invited attendees to send correspondence with any new information concerning the application. Further that the board would be noticing a workshop session prior to the next monthly board meeting to discuss the SEQRA process and site plan approval. The Town Planner Nan Stolzenberg and counsel John Lyons would be invited to the workshop.

Mr. Downie counsel for the applicant read a summary of the timeline of the application describing submissions to the board and meetings since October 2010. Mr. Downie added that reference to the lot being for sale in the previous meeting is inaccurate and irrelevant. Carl Matzusek engineer for the

applicant read from a letter supporting the application and said that he would submit the letter to the Town.

Mr. Hickey counsel from Mr. Gansowski adjoining property owner, said that whether the site will be developed for a residence remains ambiguous, that in order to build DEC Water Quality Review will be required.

Mark Tahmin, son of the applicant spoke recognizing that the board has a responsibility to protect the town and its residents but also remarked that the application has been ongoing since 2010 and this length of time was not in the best interest of the town residents.

After questions asking if there would be a statement of SEQRA findings prior to the next meeting, whether the workshop would be public and whether there would be a determination for the applicability of the new law, Mr. Ingram said that Town's Planner and counsel would be at the workshop to advise on all these issues. Mr. Ingram noted that there would be a continuance of the public hearing.

Mr. Boyles excused himself from the meeting.

Mr. Ingram reported that an application from Mr. Norman Osofsky may be calendared at the next meeting. The board retired again briefly to closed session for the Tahmin application.

Upon returning a reporter Ms Barbara Reina from the Register Star asked for clarification on certain points made during the meeting. Mr. Ingram briefly described the content of the letters from Gallatin and Don McLean explaining that they had been received prior to the meeting and not reviewed fully by the board. Board members then tentatively scheduled the workshop meeting for 11/17/11 pending coordination with consultants.

There being no new business Ms Lutz motioned to adjourn, Mr. Crocco seconded all in favor the meeting adjourned at 9:55PM.