

**ANCRAM PLANNING BOARD
MEETING MINUTES
January 6, 2011**

Board Members Present: Chair Colleen Lutz, Dennis Sigler, Jamie Purinton, Jim Stickle, Terry Boyles, Joseph Crocco, John Ingram

Board Members Absent: none

Alternate: Erin Robertson

Others Present: Samantha Langton, Gus Tahmin, Mark Tahmin, Dan Rothvoss Jr., Lynden Chase

Chair Colleen Lutz opened the meeting at 7:35pm.

OLD BUSINESS

12/2/2010 Minutes:

Correction: Ms. Purinton was noted twice in the attendance. A motion to pass as amended was made by Mr. Boyles, seconded by Mr. Sigler. All approved.

NEW BUSINESS

New Members:

New members, Mr. Crocco, Mr. Ingram, and alternate Ms. Robertson were introduced.

Tom Miller:

Mr. Miller contacted an engineer and will be working with the department of health to approve of a septic system that could work on his property in order to subdivide his 6 acre lot.

Sommerhoff (cont'd from 6/3/2010):

Surveyor Lynden Chase represented the Sommerhoffs. The map was previously approved with the following conditions: a letter from the health department was needed in addition to raised seals on the maps. Both conditions were met and final approval was granted, 6 maps were brought to be stamped and signed. 3 maps were given to the Planning Board, 2 will be sent to the county.

Gilmore/Abrams:

Mr. Chase paid \$25 for the public hearing advertising and \$16.20 for the mailing to abutting property owners. Mr. Sigler motioned for final approval for the subdivision and land swap, Mr. Boyles seconded, all approved and the motion passed. Final maps with raised seals were stamped and signed.

Tahmin:

Mr. Tahmin would like to subdivide his 140 acre lot creating one new 20 acre lot. Mr. Rothvoss completed Part 1 of the long SEQR form and presented it to Chair Lutz. Ms. Lutz read the form to the Board. Chair Lutz completed Part 2. The chair passed around copies of the wetlands map showing all wetlands areas from Mr. Tahmin's property to

the Drowned Swamp Lands. Mr. Rothvoss and the Board agreed that the pond on Mr. Tahmin's property is part of a stream that drains into the DEC wetlands.

SEQR

The Board determined that the soil is classified near the pond as moderately drained with a slight erosion hazard and very severe erosion hazard on the steep slope of the property. Mr. Boyles added that the percolation test on the property was good. A letter from the Department of Health with the approval of a septic system was given to the board. The Board stated that a rattlesnake population might exist on the ledge. Mr. Tahmin and his son, Mark, stated that they never saw any rattle snakes in spite of wanting to see them. There are questions about the size of the pond, it is approximately 1.5 acres ± 0.25 acres. The Board also wanted to find out if the area was in the 100-year flood plain. After finishing Part 1 of the SEQR, the Board decided to wait for a decision from the Army Corps of Engineers.

Mr. Crocco questioned the location of the proposed driveway and the lot line. He believes that it may cause future problems with regards to the easement and maintenance. Mr. Crocco suggested to put the entire driveway on the subdivided lot. Mr. Rothvoss offered to put the property line in a straight line up from the road with 50' of road frontage in order to avoid conflict with the other property. A survey would need to be done and an engineer would be needed to construct the driveway.

The Board asked Mr. Chase for an estimated price for surveying the land for the driveway. Mr. Chase said the cost would be approximately \$1500-1800 for just the driveway, the entire farm might be ~\$5,000. Mr. Tahmin added that the last survey was completed 38 years ago.

Gus Tahmin asked if Mr. Gansowski was allowed to speak at the last meeting. The Board informed him that if a member of the public is given permission to speak by the board, it is allowable. Mark Tahmin asked when he could receive a copy of the minutes from this meeting. Mr. Stickle informed him that the minutes must be approved, which would take place at the next meeting. The Tahmins would be allowed to make corrections to mistakes in the minutes.

Ms. Lutz will contact the Army Corps of Engineers to get a response with reference to the crossing over the pond. The board stated that an engineer should be consulted for the construction of the driveway after a response is generated from the Corps.

Chris Sommerhoff:

Mr. Lynden Chase represented Mr. Chris Sommerhoff for a minor subdivision. Mr. Sommerhoff would like to exchange ~3 acres of land with Mr. Jonathan Clay and add ~3 acres to Mr. Sommerhoffs existing plot to create a final plot of 39.74 acres. A septic system and a well already exist on the parcel being added to Mr. Sommerhoff's land. The Board explained that so long as the number of bedrooms are not increased for the initial residence, the existing septic system is acceptable. The septic system was approved for a 3 bedroom house. Ms. Purinton motioned for sketch plan approval. Mr.

Sigler seconded the motion and all were in favor, none opposed. Mr. Chase paid \$150 for the application, lot, and advertising fees and an additional fee for mailing costs will be applied at the public hearing. Ms. Lutz will double check with the county Department of Health about whether the septic system is still usable. A public hearing will commence during the meeting on Feb. 3, 2011. Mr. Chase will bring maps that are the correct size and contain a raised seal.

ZBA REFERRAL

Ecklers

Tax Map #206.-1-34, Mr. and Mrs. Lawrence Eckler applied for an area variance for a barn that was built too close to the property line for a building that houses animals. The front yard setback is 200' from section 5 item 9. The Ecklers own the abutting property including the rail bed. A lot line adjustment could be a remedy. The Board decided to advise the ZBA to approve the variance to favor community agriculture.

Mr. Boyles made the motion to adjourn the meeting, Mr. Stickle seconded the motion, all were in favor. The meeting was adjourned at 10:00pm.