

ANCRAM PLANNING BOARD

FINAL MEETING MINUTES

October 6th, 2011

Board Members Present: Terry Boyles, Joe Crocco, John Ingram, Colleen Lutz, Jamie Purinton, Erin Robertson (alternate), Dennis Sigler, Jim Stickle

Board Members Absent: None

Others Present: Art Bassin, Paul McCreary (Morris Associates), Gus Tahmin, Edward Downey (Downey, Haab & Murphy, PLLC), P.J. Hickey, Esq., Carl Matuszek, PE, Mark J. Grabowski, Tom Miller, Wesley Chase, Dave C. (?), Naomi Davies (Planning Board Clerk)

Chair Lutz opened the meeting at 7:35PM

Old Business:

Minutes of 09/01/11

Mr. Boyles motioned to approve, Ms. Purinton seconded, carried unopposed.

Correspondence:

Chair Lutz distributed information for a Climate Change Forum at the Cary Institute on 10/22/11 and encouraged Board members to attend, Chair to find out if CEU's are available for this event.

Agenda Items:

Chair Lutz asked Board Members to review the agenda and asked if any members needed to recuse themselves. Mr. Boyles and Ms. Robertson recused themselves from the discussion of the Tahmin Application.

Tahmin

Carl Matuszek, PE distributed sets of site plans and presented for the applicant. Mr. Ingram asked if these site plans were submitted to the Army Corp for review and their determination, Mr. Matuszek confirmed that the same three sheets of drawings dated 6/13/2011 were submitted to Army Corp requesting permission to build out as shown.

Mr. Matuszek pointed out the wetland delineation on the drawings and explained that the culverts shown, along with appropriately sized stones and installation of geotextile fabric would allow water to filter through under the driveway into the pond. The Stormtech culvert shown is designed to withstand truck traffic on the roadbed above, natural materials from the pond would be placed at the base of the culvert system. Photographs of the water outlet were distributed and a copy placed in the file.

Chair Lutz asked Mr. McCrary to comment. Mr. McCrary noted that review of the site plan by the Army Corp was appropriate for disturbance of less than 1/10 of an acre and that the Army Corp letter stamped 09/01/2011 duly permitted the work as shown on the plans. Mr. McCrary reminded the Board that the driveway will be considered private and will not be maintained by the Town and that the application must be looked at as a subdivision that could be developed in the future.

Given the potential for development, the Board discussed steep slopes and potential location of a driveway to a buildable site on the parcel. Mr. McCreary suggested that the applicant submit a feasibility sketch illustrating that it is possible to build a driveway. The Board concluded unanimously that the applicant should submit a feasibility plan as suggested and, that the site plan should show the entire 20-acre sub-division and any changes to the proposed property line due to the location of the driveway. Use of the USGS contour plan to tie-in to the current plan with 5-foot contours would be acceptable for the resubmission. An outline of the property line for the full 160-acres was also requested. Since a percolation test had been performed, the Board requested that the site plan show the test location.

The Board discussed and agreed that a note should be added to the plans stating that the driveway should be fully engineered in the event a home is built on the site.

Chair Lutz provided a list of requirements to Mr. Matuszek. Applicant to confirm on Monday October 10th that the resubmission can be made in time for the Town to hold a public hearing at the next scheduled Planning Board Meeting with sufficient time to advertise and notify abutting property owners.

Miller

Mr. Wesley Chase presented for the applicant. A new site plan showing a lot just over 3-acres was presented. Mr. Wesley confirmed that a percolation test had been performed and explained that the site plan outlines a feasibility sketch for a driveway with existing site contours.

Mr. McCreary noted that he has reviewed the plan and letter submitted by Mr. Ross P.E. stating that a septic system can be built on the parcel.

Chair Lutz noted that she had contacted the Department of Health (DOH) and a copy of the plan and letter from Mr. Ross would be submitted to the DOH for their review.

Ms. Purinton noted that the first 50-feet of the driveway should be straight and asked that site plan also show the location of the existing well and septic on the adjoining parcel. It was noted that the new parcel does not conform to the required 2:1 ration for lot configuration but the parcel as proposed helped achieve a better layout for the new driveway.

A motion to approve the preliminary plat was made by Mr. Ingram, seconded by Mr. Boyles and carried unanimously by the Board.

Mr. Wesley will bring back a revised site plan showing additional information for a public hearing at the next Planning Board Meeting.

O&G Mine

No representatives present.

Referrals:

Copake

The Berringer Farm in Copake requested a Special Use Permit to create a farm store in an existing structure on their property. No objections from the Board. Chair Lutz to send a letter in full support for the project which supports and promotes local agriculture.

Kalba

A referral from Millerton, the application requests lot line adjustments for four parcels on Old Route 22. There were no objections from the Board, a letter to be submitted to Millerton.

Other Business:

Mr. Sigler reminded the Board that review of the Wind Tower Project during the last meeting resulted in finding out that these towers are manufactured to standard heights that are not the same as the Town's current height restrictions. Chair Lutz to write a letter to the Town Board, Zoning Board of Appeals and the Zoning Revision Committee recommending an increase in the tower height to conform to standard manufactured heights.

There being no other business Mr. Boyles motioned to adjourn the meeting, Ms. Purinton seconded, all in favor, the meeting adjourned at 9:25PM.