

ANCRAM PLANNING BOARD

MEETING MINUTES

November 1st 2012

Board Members Present: John Ingram (Chair), Joseph Crocco, Dennis Sigler, Robert Roche (Alt), Erin Robertson, James Stickle, Jamie Purinton, Terry Boyles, Colleen Lutz (clerk)

Board Members Absent: none

Additional Present: Wesley Chase, Ellen Jouret-Epstein, Ann Rader, Mark Gramnski, Christine Mathers, Ken Faroni, Stephen Bunsdchuh, Bill Stratton, Ron Steed, Marc Bailey, John Lyons Esq.

On November 1st, 2012 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:30 PM by the Chair John Ingram. The previous meeting's minutes were read and accepted. Jamie Purinton motioned to accept the minutes and Joe Crocco seconded the motion and the Board unanimously agreed.

Agenda Items:

O & G Mine- Special Use Permit Renewal Tax ID 208.-1-14.106 and 207.-1-24

Mr. Ken Faroni appeared before Board as a representative of the O&G Mine located on Boston Corners Road and NYS Route 22 in the town of Ancram. He gave a brief description of the history of the mining operation. He also stated that there are 98,000.00 in performance bonds with the Town of Ancram as well as the NYSDEC. He went over the maps and showed the active areas or mining as well as the areas slated for reclamation. He also stated that there were no changes in the activity and the balance of the land would be leased by John Langdon of Langdonhurst Farms.

Mr. Faroni stated that upon submission to the DEC, they had requested additional information. They were looking for quantified soil types on the site as well as the soil types on the stockpiles. The applicant had submitted this to the DEC and a copy has been submitted to the planning board. A copy remains in the file.

On October 10th, 2012, a few board members as well as the ZEO for the Town of Ancram made a site visit with Mr. Faroni. He noted to the board that the nesting birds are in fact bank swallows. He also stated that at this time, there has been no request to alter the time of operation, therefore the hours will remain the same.

The Chair opened the public hearing and asked for public comments and/or questions.

The Chair questioned the line setbacks to the railroad bed. Mr. Faroni stated that these setbacks were determined and must remain at that limit because they cannot go any further horizontally.

Mr. Crocco asked if the limits of the mine are fenced in. Mr. Faroni stated they were not. Ms. Purinton stated that it had a natural buffer which helped, in essence, fence it in.

Mr. Ron Steed asked if he could ask a few questions as he was an abutting property owner. He went over the timeline of the mine as well as his purchase of the abutting property from the Central New England Rail Company. He stated that mining began on or around 1984, as confirmed by Mr. Faroni. The parcel was surveyed by Spencer Robinson in 1984. In 1988 Mr. Steed purchased the abutting property. At the time of purchase, both O&G and Mr. Steed had the same title companies, which complicated who owned the parcel.

Mr. Steed questioned the information contained on the map. He wondered why the information had not been updated since 1984. Mr. Steed stated that he believed the 200FT buffer for the stockpiles was incorrect and should shift 60 FT so that it is measured from the outer boundary of his property. It currently has Mr. Steed's property (41.9 acres) as part of the O&G parcel.

Mr. Faroni stated that back when this was originally brought up, Mr. Steed had no problems with the location of the stockpile.

Mr. Steed stated he felt the map should be amended to show him as the owner of the railroad property and resurveyed to show the correct distances. He stated that he would submit his copy to Mr. Faroni to assist with this.

Mr. Steed stated that he would like to check why the County records do not show these survey maps that had been submitted to the board.

The Chair asked if the survey points could be put out show the buffer line. He also asked Mr. Steed if his new survey had been filed.

Mr. Steed stated the survey was being filed at the county soon. He also stated that he would like O&G to resurvey the parcels.

Mr. Faroni stated that a new survey is very expensive.

The Chair stated that a new survey needed to be completed. Mr. Faroni stated that they will resurvey and submit maps to the County and the Assessors Office.

Christine Mathers, an abutting property owner stated that hours of operation were very helpful and well working.

Mr. Sigler stated that the new regulations, although not yet approved, will be stating that no commercial work can begin before 7:00 AM for a period no longer than 12 hours. The Board may need to make amendments to the permit.

Mr. Sigler made a motion to continue the public hearing, Mr. Boyles seconded it and the board unanimously approved.

CLC/Gilmore-

Tax ID 215.01-1-38.2

Tax Id # 215.01.-1-41.12

Mr. Wesley Chase and Ms. Ellen Jouret-Epstein (CLC) submitted maps for the next phase of the Round Ball project. The planning board attorney, John Lyons was present to help represent the board. Part one is considered a lot line adjustment as Ms. Elizabeth Gilmore is seeking to add 30 acres of parcel ID #215.01-1-38.2 to parcel 215.01-1-15.11 which is currently owned by the CLC. The end result is two parcels, one owned by Ms. Gilmore (64.38 acres) and one owned by the CLC (135.62 acres).

The second part is lot line adjustment is to be added to the CLC/Baxt parcel to create a continuous parcel. This 60 acre donation which is composed of:

Parcel A 12.47 acres

Parcel B 41.45 acres

Parcel C 1.82 acres

Parcel D 3.69 acres

These will be added with the 223.65 acre parcel donated by Saida Baxt to the CLC. After this addition, the new lot created will be 283.08 acres and be attached to the Round Ball Conservancy owned by the CLC.

The applicants stated that the Deed for the CLC/Baxt property was filed in the county clerk's office.

Mr. Lyons suggested that both the DOH approvals and the deeds should accompany the resolution.

Mr. Lyons went over the maps and questioned the issue of the building envelope of the 60 acre donation. He stated that the building envelope is important in determining the build ability of a lot and would show this to the greatest extent possible and reduce any questions about it in the future.

Ms. Jouret-Epstein stated that parcels are already under an Ag and Market easement.

Mr. Chase pointed out that this was a previous subdivision and the envelope was already determined on the original subdivision.

The Chair questioned whether it was possible to use the old building envelope as long as it was noted on the map where it was derived.

The Clerk stated that she could find the approval date of the previous subdivision and add a copy of minutes to the file for further clarification.

A motion was made for sketch plan approval by Dennis Sigler, seconded by Joe Crocco, and the Board was unanimously in favor.

A motion was made to make a negative declaration on the SEQRA from Dennis Sigler, seconded by Joe Crocco. The Board voted unanimously in favor as well.

The public hearing is scheduled for December 6th, 2012 at 7:30 PM.

**Ian Hague- Minor Subdivision (lot line adjustment) and ASPR
Tax ID #'s 213.00.-1-34.211, 213.00.-1-34.22, 213.00.-1-34.212**

Mr. Stickles recused himself from this application.

Mr. Marc Bailey of Dennis Wedlick Architects appeared to represent the applicant Ian Hague. He gave a brief overview of the property and submitted driveway plans as well as a site plan for the property. He stated at this time the owner would like to consolidate the three parcels into one.

The Chair stated that if the guest house and the main house are on one parcel, there will be limitations on the guest house; it would not be able to have a full kitchen.

Mr. Crocco stated that if there is more than 1 acre of disturbance on the property a SWIPP must be prepared. Mr. Bailey stated that he estimated approximately 3.6 acres of disturbance and a SWIPP will be prepared.

Ms. Purinton stated that she would like to conduct a walk through. Mr. Bailey stated that he will confirm this and felt that it was a good idea.

Ms. Purinton asked if the required 150 FT setback from water was listed on the maps. She also suggested that natural buffers be added to protect the streams.

Ms. Robertson suggested that the wetlands be delineated, the Chair agreed.

The Chair asked if the building locations are flagged on the property. Mr. Bailey said the barn was marked.

The Chair stated that the applicant should flag the guest, barn and main house as well as the NWI (National Wetland Inventory) be delineated. He felt this would help the Board understand the locations of the buildings and wetland relative to the property. The applicant agreed.

The Chair requested the applicant submit \$1500.00 in escrow to the Town of Ancram.

A motion for sketch plan approval was made by Terry Boyles and seconded by Erin Robertson. The Board voted unanimously in favor.

There being no more business to attend to, a motion to adjourn was made by Terry Boyles and seconded by Erin Robertson. The Board unanimously voted in favor and the meeting was adjourned at 9:30 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram