

**ANCRAM PLANNING BOARD
SPECIAL MEETING MINUTES
February 21, 2011**

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

Board Members Absent: None

Others Present: Samantha Langton, Joe Hoyt, Danny Rothvoss, Tom Gansowski, Stanley Gansowski, David Robertson, Erin Robertson

Chair Colleen Lutz opened the meeting at 6:31

OLD BUSINESS

Minutes from 2/3/11 will be approved at the next meeting.

Tahmin

Part II of the SEQR long form for Mr. Tahmin's subdivision was reviewed and discussed as a workshop. Chair Lutz did not set escrow because Mr. Tahmin was not present. Daniel Rothvoss was representing Mr. Tahmin in his absence. The Board could not find a letter of authorization present in the file, Mr. Rothvoss agreed to bring another letter.

1. Will the proposed action result in a physical change to the project site?

Ms. Purinton gave a preliminary statement to add that specific plans including a sketch, driveway, and type of crossing for the pond have not yet been brought to the board. Engineered drawings may be necessary for the construction of the driveway because the slopes are greater than 15%.

Chair Lutz added that Mr. Tahmin is proposing to put a 20 acre lot on steep slopes. The Board will have to decide whether or not this is a buildable lot and compatible with neighboring lands.

The Master Plan of 1972 considered this area open space and steep slopes. The Department of Health cleared this 20 acre area for septic.

The Board discussed what the impact would be of building a driveway on these steep slopes. Mr. Rothvoss said his engineer would not have a problem making a driveway with a grade of less than 10% with switchbacks. The Army Corps did not yet respond to Mr. Rothvoss or Chair Lutz. Mr. Rothvoss said that the Army Corps wants to be sent a surveyed plan with specific drawings. The Board had questions about the location of the water table.

2. Will there be an effect to any unique or unusual land forms found on the site?

No land forms were listed as unique.

3. Will proposed action affect any water body designated as protected?

Chair Lutz informed the board that the pond is listed on the National Water inventory. It is listed as a DEC Class C stream, which is protected. Small ponds and lakes with less than 10 acres are considered to be part of a stream. Mr. Hoyt, a local biologist, added

that these waterways are considered to be navigable. Therefore, a DEC permit is required.

4. Will proposed action affect any non-protected existing or new body of water?

5. Will Proposed Action affect surface or groundwater quality or quantity?

Chair Lutz would like to have more information about the well located near the pond. Mr. Stosh Gansowski told the board that the well is 18 feet deep and was built 50 years ago. Mr. Tom Gansowski added that it is on a half acre lot connected to a 2.5 acre lot on the other side of the road and added that the well on the survey is not in the correct location. Chair Lutz wanted to know if the construction would contaminate the well head if the water table height is affected. Ms. Purinton added that constructing a berm crossing would cause siltation, even though it might be temporary. Mr. Stickle said it would be a small to moderate effect. Mr. Stickle said that 5 silt vents were installed in a stream for a similar situation to prevent silt from entering a pond in Gallatin. He added that the DEC gives specific instructions.

6. Will proposed action alter drainage flow or patterns, or surface water runoff?

Chair Lutz said that the drainage and runoff could be affected and should be considered as an issue. An engineer will be needed to prevent changing the drainage or causing flooding. Furthermore, steep slopes may affect the storm water drainage when a driveway is constructed. The proposed action is incompatible with existing drainage. A culvert was initially proposed, which is inconsistent with the existing drainage. These things can and should be mitigated.

7. Will proposed action affect air quality?

No.

8. Will proposed action affect any threatened or endangered species?

No endangered or threatened species were noted in the DEC literature.

9. Will proposed action substantially affect non-threatened or non-endangered species?

The DEC recognizes the area as a rare plants and rare species area. Chair Lutz contacted National Heritage.

10. Will the proposed action affect agricultural land resources?

No.

11. Will proposed action affect aesthetic resources?

Chair Lutz said, "No." Ms. Purinton added that the new Comp Plan includes hillside protection. Mr. Stickle said that the new comp plan provisions cannot be used until it goes into affect. Ms. Purinton said that the neighborhood valued the pond for its aesthetic value, is that included in this section? Mr. Sigler interpreted this topic to include only larger scale features and Chair Lutz will find out a more precise definition for this topic.

12. Will proposed action impact any site or structure of historic, prehistoric, or paleontological importance?

No, based on maps.

13. Will proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities?

No.

14. Will proposed action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? List the environmental characteristics that caused the designation of the CEA.

Chair Lutz said that this area does not fall in that area of the CEA according to the DEC.

15. Will there be an effect to existing transportation systems?

Chair Lutz put yes because she was concerned of the potential flooding on the roadway if the drainage was backed up. Mr. Sigler and Mr. Stickle did not think that that would be an issue. Mr. Ingram added that a large, impervious area was not being introduced. The drainage on his property will have to be mitigated, but there would not be an impact on transportation. Mr. Stickle said that this question is mainly about traffic. Chair Lutz changed the answer to “no.”

16. Will proposed action affect the community’s sources of fuel or energy supply?

No.

17. Will there be objectional odors, noise, or vibration as a result of the proposed action?

No.

18. Will proposed action affect public health and safety?

No.

19. Will proposed action affect the character of the existing community?

Chair Lutz answered yes, citing page 15 of the current zoning regulations, “preservation of natural features.” Mr. Rothvoss added that the pond is not a natural feature. Mr. Stickle said that the population is not likely to grow by 5%, so none of the bullets under this question could be checked “yes.” Ms. Purinton added that “adopted plans or goals” includes the new comprehensive plan. Mr. Stickle believes that if this is considered to affect the character of the existing community, then every project proposed to the board can be considered for the same thing. Ms. Purinton believed that changes to the steep slopes may be considered as a change in the character of the community. Mr. Stickle, Mr. Ingram, Mr. Sigler, and Mr. Boyles disagreed. Mr. Crocco alluded to the original development plan, which stated that this area was meant to be left as open space because of the steep slopes, which is still part of the zoning. Mr. Ingram pointed out that this area was zoned within 3 acre zoning and was not excluded from future subdivision.

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?

Chair Lutz cited the letter sent from concerned citizens.

A public comment period was opened.

Chair Lutz concluded that there will be a workshop on anything labeled as having a large impact. Engineered plans will be necessary to resolve some of the issues. Mr. Rothvoss said that the snow was holding up the engineer. The Board decided that they will make the motion and decision to be the lead agency at the following meeting. Engineered plans will be necessary to mitigate some of the issues from this workshop. Mr. Rothvoss said that there is an engineer who will be constructing the entire driveway.

Mr. Hoyt represented the Conservation Advisory Council (CAC). He said that the Natural Heritage map includes historical ranges as well as recent, so certain rare or endangered species that do not currently exist in a location might recolonize. Chair Lutz will put in a formal request for more information in writing. Some information is withheld from the map to prevent people from trying to find certain plants or animals and destroying the habitat in the process. Mr. Hoyt added that it would be important to keep a buffer to protect native plants that naturally filter waste.

The meeting was adjourned at 7:30pm.