

**ANCRAM PLANNING BOARD
MEETING MINUTES
June 2, 2011**

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

Board Members Absent: None

Others Present: Samantha Langton (clerk), Hank Rothvoss Jr.

Chair Colleen Lutz opened the meeting at 7:40pm.

OLD BUSINESS

Minutes 5/5/2011

Mr. Boyles motioned to approve, Mr. Stickle seconded, carried unopposed.

Training

Columbia-Green Community College will host Introduction to Planning and Zoning 5-9pm. See Chair Lutz for a registration form, must register by 6/17.

NEW BUSINESS

Mr. Hank Rothvoss, Jr.

Major subdivision, subdividing a 16 acre lot into ~3 and 13 acre lots. Mr. Rothvoss brought a map to the board to review possible options for subdivision. This land was originally part of a larger parcel that has been subdivided several times. In order to create the new 3 acre lot, a shared right of way must be included in the deed for the 13 acre lot because there is not enough road frontage to build a separate driveway. The 13 acre lot will not be able to be subdivided again because a right of way cannot be granted for more than one other property. The right of way will need to be shown on the map. The Board recommended that Mr. Rothvoss have a percolation test done on the 3 acre lot for septic approval.

ZBA Referral

Mr. Jerry Peele, Herondale Farm

Area Variance and Special Use Permit application. The existing farm store is located within a barn and needs an area variance of 50' to meet front yard setback requirements. The Board acknowledged that there is plenty of parking. The town road turns by the barn and is not in good condition in that area. There is no speed limit sign, although the speed limit for the road is 40mph. The Board commented on the referral that the speed limit should be checked and posted. The Board acknowledged that this market is good for the community and in compliance with the town comprehensive plan and agricultural plan. Mr. Boyles motioned to approve the referral, Ms. Purinton seconded, all were in favor.

ZBA Referral

Borgeson

Area variance application for an addition to the existing house at 554 Hall Hill Road, tax map number 219.-1-37. The map shows that the existing front porch is 15' from the road, but this measurement was not exact. According to the building inspector, Bill Hunt, the current front porch is only 11 feet from the town road. The addition to the porch would bring it to ~8' to the road. The Board does not approve of this addition. The septic and number of bedrooms was not shown on the survey and diagram. In order to make a better decision, the Planning Board needs more information and more accurate maps. The Board believes that building closer to the road will impact the character of the neighborhood and present a safety hazard.

ZRC packets:

Amendments to the Zoning Ordinance were given to the Board members, who were asked to read them and come to the next meeting prepared with comments. Comments from the PB are due on July 27. Mr. Sigler added that an amendment was made to remove the requirement that amendments to zoning ordinances must be published in the local paper.

Mr. Boyles motioned to adjourn the meeting. Mr. Ingram seconded the motion and all were in favor. The meeting was adjourned at 8:35pm.