

ANCRAM PLANNING BOARD

DRAFT MEETING MINUTES

JULY 5TH 2012

Board Members Present: John Ingram (Chair), Joseph Crocco, Terry Boyles, Dennis Sigler, Robert Roche (Alt), Erin Robertson (Alt).

Board Members Absent: Colleen Lutz, James Stickles, Jamie Purinton.

Agenda Items:

Fiore:

The applicant was represented by William and Nancy Broe. The Chair advised the Board that the application for a lot line adjustment was duly noticed for a public hearing. The Board reviewed the application and the short EAF and determined that it should be classified as an unlisted Action. Following a thorough review the Board, on a motion by Joseph Crocco and seconded by Terry Boyles approved a Negative Declaration for the application. On a motion by Terry Boyles and seconded by Dennis Sigler the application for a lot line adjustment was approved and the chairman was authorized to sign the map.

Alcaly: Informal discussion.

Roger Alcaly of 359 Carson Rd advised the Board that he owns a parcel of approximately 500 acres that was merged from five individual lots into one in 2006. At the time there were two residences on the property. The building Dept recently issued a permit for the construction of an additional residence on the property based on the previous maps and not the new single parcel map. Mr Alcaly was advised by the building Dept that only one residence is permitted per lot and that he may need to sub-divide the property to maintain the new structure. A discussion was held on whether or not additional homes could be built on a single parcel if the acreage could sustain them (ie: The total acreage exceeds three acres for each residential structure). Section II D (4) of the Zoning Ordinance states that “no more than one single family dwelling or two family dwelling shall be permitted on each lot unless otherwise specified in this ordinance”. However Section IV F (1) states that “where two or more principle residential structures are permitted by this ordinance to be located on the same lot, the minimum lot area per dwelling must be complied with”. Mr. Alcaly was asked to forward copies of the merged map to the board for review along with the easements on the property. The chairman will review the material with counsel and the Town Planner and report to the Board.

New Business:

The Chair presented the board with copies of the latest zoning revisions dated June 20th 2012 for review. He asked the members to submit any comments to him at the next meeting.

There being no further business, on a motion by Terry Boyles and seconded by Dennis Sigler the meeting was adjourned at 9:00 PM.