

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
August 4, 2011**

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

**Board Members Absent:** Terry Boyles

**Others Present:** Samantha Langton (clerk)

Chair Lutz opened the meeting at 7:35pm.

**OLD BUSINESS**

**Minutes 7/7/2011**

Ms. Purinton emailed changes to Ms. Langton. They will be added to the minutes and updated on the website as "Draft Minutes." Approval for these minutes will be tabled until September. Mr. Sigler motioned to table the minutes, Ms. Purinton seconded the motion and the motion carried.

**NEW BUSINESS**

A cell phone tower has been proposed to be built on the Tucker's property on the north end of Rt. 82, on the Gallatin/Ancram border. The developer will meet with the PB, ZBA, CAC, and other boards on 8/23/11 at 7:00pm at Town Hall. This will be an informational meeting. An area variance will be needed because the lot is too narrow to meet setback requirements. The PB will now be responsible for the special use permit.

**Demaio**

Mr. Graminski, the surveyor representing Demaio, asked to table the Demaio subdivision until the next meeting.

**Merli**

Mr. and Mrs. Merli request to subdivide a 5.25 acre parcel into 2 lots in 3 acre (R) zoning. A house is located on the 1.25 acre portion of the lot that is located across the street from the remaining 4.00 acres. The Board decided that this is not a subdividable lot. Mr. Sigler mentioned that it might be possible to obtain an area variance to subdivide the lot. A final suggestion was made for the property owner to either acquire 2.75 acres from the abutting property owner next to the 1.25 acre lot, or to offer that neighbor to purchase the 1.25 acre lot and then proceed to a lot line adjustment in order to adjust the lot size to 3 acres.

**ZRC New Revisions**

Comments will be reviewed during the September meeting. Email comments to Chair Lutz ahead of the meeting to expedite the comments process. Comments must be submitted 45 days from the point at which the PB members received the revisions, which falls on Sept 17.

Ms. Purinton motioned to adjourn the meeting at at 8:00pm, Mr. Stickle seconded, all were in favor.