

**ANCRAM PLANNING BOARD
MEETING MINUTES
September 1, 2011**

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

Other Present; Mark Gramaski
Greta Barlow and Douglas Passeri of Hudson Valley Wind Energy

Chair Lutz opened the meeting at 7:35pm.

Old Business

Minutes 7/7/2001

No Comments.

Minutes 8/4/2011

No Comments.

Ms. Purinton motioned to approve both minutes, Mr. Ingram seconded the motion, all were in favor.

New Business

DeMaio

Mr. Stickle recused himself from this discussion. Erin Robertson sitting in for Mr. Stickle. Mr. Graminski presented preliminary subdivision property lines overlaid on a arial photo of the DeMaio property. The Board suggested that proposed Lot #1 be drawn to incorporate the two existing trailers. The Board notes that the lot may not be sub-
dividable. Ms. Purinton suggested that the board consult with the Town Attorney about allowing a subdivision with 2 homes on one lot.

Mr. Graminski submitted the application, the preliminary sketch plan, soils maps, DEC rare animals maps and stream classifications and a letter from Attorney Camardella authorizing Mark Graminski to represent the Estate of Luigi DeMaio. The Board requested permission for a site visit and Mr. Graminski will contact the Attorney.

Mr. Sigler motioned to accept the sketch plan, Mr. Boyles seconded the motion, all were in favor.

Wescott

Mr. Stickle announced to the board that he will be doing the electrical inspection for this project. Mr Crocco announced to the board that he is an abutting neighbor of the Wescott's. After discussion Chair Lutz and the board agreed that Mr. Stickle and Mr. Crocco should not recuse themselves.

Greta Barlow and Douglas Passeri of Hudson Valley Wind Energy representing Charles and Dawn Wescott of 121 Sawchuck Road are requesting a special use permit for a wind tower. The applicant's description of the proposed tower shows the height at 153 feet. The Town of Ancram Local Law # 5 of 2011 regulation for the maximum height of a tower is 150 feet. Mr. Passeri stated that it is not possible to lower the height of the tower by 3 feet and that 153 feet is a standard height for wind towers based upon tower sections and blade size. Chair Lutz stated that the tower will be located within 500 feet of a farm and the application is required, as per General Municipal law #239, to be sent to the Columbia County Planning Board. Chair Lutz completed Part 2 of the SEQR with the result being a negative declaration.

Chair Lutz opened the public hearing, there were no comments, Mr. Sigler motioned to close the public hearing, Mr. Boyles seconded and all were in favor.

The board agreed to approve the special use permit for the installation of the wind tower at a maximum height of 153 feet contingent upon CCPB approval. Mr. Ingram motioned to approve, Mr. Boyles seconded and all were in favor.

Zoning Revisions

General discussion about Site Plan Review and Open Space Conservation Subdivision. Comments were submitted to Chair Lutz and she will distribute by email. The public meeting will be September 12th at 7pm.

Ms Purinton motioned to adjourn the meeting at 9:40pm, Mr. Sigler seconded, all were in favor.