

ANCRAM PLANNING BOARD

MEETING MINUTES

September 6nd 2012

Board Members Present: John Ingram (Chair), Joseph Crocco, Dennis Sigler, Robert Roche (Alt), Erin Robertson, James Stickle, Jamie Purinton, Terry Boyles, Colleen Lutz (clerk)

Board Members Absent: none

Additional Present: Wesley Chase, Tony Colyer-Pendas, Ann Rader, Karen Jacobsen, Rick Osofsky, Amit Solomon, Dan Russell, Brian Marsh, Shanna Wright

On September 6nd, 2012 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:28 PM by the Chair John Ingram. The previous meeting's minutes were read and Dennis Sigler made one note of a grammatical change on page 1 in the last paragraph. Dennis Sigler motioned to accept the minutes with corrections. Terry Boyles seconded the motion and the Board unanimously agreed.

Agenda Items:

CLC/Baxt-

Tax ID 207.-1-7.12 NYS Route 22 Millerton, NY 12546

The applicant Saida Baxt was represented by Wesley Chase (surveyor) and Tony Colyer-Pendas (CLC). Mr. Chase gave a brief history of the Baxt parcel(s) for the members that had missed the previous meeting. Mr. Chase presented the revised maps showing the new building envelopes and showing entrances on State Route 22. He also submitted the DOT approvals for the entrances to State Route 22. The Chair stated that he had conferenced with council and they determined that there are no restrictions for existing right of ways to lots. Mr. Crocco asked how the land locked parcel would have road access. Mr. Chase stated that Ms. Baxt would continue to allow access through her parcel.

Mr. Sigler made a motion to declare lead agency, James Stickle seconded the motion, and all members of the board were in favor. Terry Boyles made the motion to accept sketch plan approval, Jamie Purinton seconded the motion, and all members of the board were in favor.

The Chair stated that a public hearing will be scheduled for October 4th, 2012 at 7:30 PM.

Solomon/Bernstein:

Carson Road Millerton, NY 12546

Karen Jacobsen, architect for the project, addressed the board and went over the issues that were raised at the last meeting:

1. Mapping of the wetland
2. Driveway design
3. Sediment and erosion control

Ms. Jacobsen submitted a report of the wetland delineation which was completed by Michael Nowicki of Ecological Solutions, LLC. This report is retained in the permanent file.

Mark Gramnski, consultant for the applicant, submitted a plan for driveway design which showed the proper turnouts as listed in 2012 Fire Code of New York State Section 511.2.3. He stated that the turnouts would meet state code. He also noted that a plan for erosion and sediment control is on file with DEC and the design was created based on a site meeting with Ms. Jacobsen, M. Paul McCreary and himself. The erosion plan is to establish vegetative cover and matting where appropriate and silt fencing around the exposed topsoil piles. He suggested using rain gardens to handle runoff water.

Joe Crocco asked if the apron to the road would be paved. Mr. Gramnisk stated yes.

Ms. Purinton asked if additional silt fencing could be placed in the wetland buffer to protect the wetland. Erin Robinson noted that no buffer was located on the map and questioned why.

Mr. Paul McCreary, consultant to the board, stated that no buffer was noted because the wetland was considered on the National Inventory of Wetlands, not the DEC inventory. Ms. Purinton stated that she thought the Town had adopted a buffer provision in its local ordinance.

Mr. Crocco asked who would do the onsite inspections for the SWPPP. Mr. Gramnski stated that he could do the inspections.

Mr. McCreary gave a report to the board. He stated that overall the plan was good. He suggested the plan be modified so that the turnouts are actually a total of 50 ft. Mr. Ingram stated that the length of the turnout is determined by the largest apparatus in service in the state of New York, not by the apparatus in the municipality.

Mr. Gramnski agreed and stated that he would modify the drawings to get the extra five feet on each end of the turnouts. He also stated that he would add the silt fence protection for the wetland and file the NOI with the board.

Mr. Sigler also questioned whether SEQRA should be done for a site plan. The Chair stated that he did not believe that the site plan review does not need a SEQRA.

A motion was made by Mr. Boyles to accept the abbreviated site plan with corrections. Mr. Stickle seconded the motion and all members were in favor.

DeMaio Subdivision:

Tax ID# 205.-1-24.1 2540 State Route 82 Ancram, NY 12502

Mr. Stickle recused himself from this application.

Mr. Gramnski, engineer for the applicant submitted 8 copies of a revised application for minor subdivision. He stated that he had moved the building envelope for parcel 1 lower and moved the driveways down. He felt this would improve the plan. He also stated that there were 2 preexisting trailers which may need legal counsel.

The Chair questioned whether the trailers could stay until such time a house was going to be constructed on the lot. Ms. Purniton agreed and stated she felt the board should consult the attorney.

Mr. Gramnski asked if the board could determine where the side yard is on parcel #3 as it is three sided. The members of the board felt that it is the close line and it follows the natural boundary line.

Dennis Sigler stated that the board should consult the building department and get a definitive answer in writing.

Mr. Sigler made a motion to declare lead agency, Terry Boyles seconded the motion. All members were in favor.

Ms. Purinton made a motion to accept this sketch plan. Terry Boyles seconded the motion all were in favor.

The Chair stated that a public hearing would be scheduled for October 4th, 2012 at 7:30PM.

New Business:

Betty Hamilton Lot Line Adjustment:

Tax ID 205.03.-1-46 1291 Route 7 Ancram, NY 12502

Mr. Chase appeared before the board to represent the applicant. He presented the application and a survey showing the new boundary lines. He stated that Ms. Hamilton will retain approximately 1 acre and Mr. Pat Corbett will gain the remaining acreage.

Mr. Sigler stated that although the lot would remain non-conforming, it would become less non-conforming than it was.

Ms. Purinton stated that a reference should be made to the previous zoning classification of R-2 just in case the new zoning classifications are not adopted. She also asked if a note could be added to state that there should be a 100ft buffer around the stream on the property.

Mr. Chase stated that he would add these two notes to the final plan.

Mr. Crocco made a motion to declare lead agency, Mr. Boyles seconded. The Board voted unanimously in favor.

Mr. Sigler made a motion to accept sketch plan, Mr. Boyles seconded. The Board voted unanimously in favor.

**Ian Hague informational meeting:
Tax ID #'s 213.-1-34.211, 213.-1-34.22, 213.-1-34.212
Hall Hill Road Ancram, NY 12502**

Mr. Stickle recused himself from this application

Dan Russell surveyor, Brian Marsh Architect, and Shanna Wright representative for the applicant appeared before the Board. Mr. Russell gave a brief explanation of the site plan and asked the Board for input.

Ms. Purinton asked about the location of the existing road.

Mr. Ingram stated that the applicant could keep lot 1 and merge lots 2 and 3 so that there were only 2 parcels instead of 3. This may help reduce taxes, but cautioned that merging the lots would have added expense and may surpass the tax savings. He also stated that irregardless of whether they choose to merge lots, the applicant would still need to have site plan review.

Ms. Purinton stated that she felt the applicant should leave the parcels as they are and apply for abbreviated site plan review. This would help if the zoning revisions are not adopted as they are proposed to be.

Mr. Marsh and Mr. Russell stated that they would discuss the options with the applicant and notify the Board when they are ready to make a formal application.

There being no further business, on a motion by Terry Boyles and seconded by Erin Robertson, the meeting was adjourned at 9:05 PM.