

**ANCRAM PLANNING BOARD
MEETING MINUTES
AUGUST 7, 2014**

Board Members Present: John Ingram (Chair), Erin Robertson, Terry Boyles, Dennis Sigler, James Stickles, Joseph Crocco, Jamie Purinton, Bob Roche, Ann Rader

Additional Present: Don Bird, Philip DeJan, Elizabeth Demetriades, Patrick Walker

In Colleen Lutz's absence Ann Rader took the minutes.

It's mentioned that the Register Star lists the Planning Board Meeting as starting at 7:30; this needs to be changed to 7:00 P.M.

On August 7, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 P.M. by Chair John Ingram.

Terry Boyles moved to approve the minutes of the July meeting and Dennis Sigler seconded the motion.

There was no other correspondence to the Board.

Agenda Items:

OLD BUSINESS:

Don Bird:

Parcel ID 205.3.-1-26.12

Don Bird supplied maps of the plat. Jamie Purinton mentioned that the current zoning requires a 150' setback from water. John Ingram explained that the Town is using the 100' setback that is in the new zoning.

Philip DeJan, whose property borders the Bird subdivision, said that the second of their two wells, which is unregistered, is 135' from the Lot 1 septic field. John Ingram noted that the setback for septic fields from a well is 100' and that the well is actually closer to the DeJan septic field than it is the Lot 1 septic field.

Philip DeJan then said that his first well and the well for Lot 1 are in a proximity that will cause the two wells to amplify, possibly causing low water levels. John Ingram explained that is something over which the Planning Board has no jurisdiction.

Erin Robertson asked if the dwelling on Lot 1 will be one family. Don Bird answered to the affirmative.

John Ingram asked if there were any questions from the Board and noted that surveyor Wesley Chase had worked on the plat and that it meets all the requirements.

John Ingram made a motion to close the Public Hearing. Jamie Purinton seconded the motion.

Terry Boyles made a motion for a negative declaration for SEQR. Joe Crocco seconded the motion.

Joe Crocco made a motion to approve the plat and Terry Boyles approved the motion.

John Ingram stamped and signed the maps.

NEW BUSINESS:

Cohen/Zieve

Parcel ID 221.00-01-10.2

Terry Boyles recused himself from this application. Any comments he had made for this application are in assistance to the applicant.

Architect Elizabeth Demetriades, representing property owners Joel Cohen and Karyn Zieve, stated that the 276 East Ancram Road property is before the Planning Board because it is within 500' from a farm and because the house will exceed 3,000 square feet.

She stated that:

It is in the Ag District.

It is 28.44 acres.

There are no regulated wetlands.

Erin Robertson stated that the wetland is on the National Wetlands Inventory. She asked if the wetland has been delineated.

Elizabeth Demetriades replied that the surveyor, Philip J. Massaro & Son, has located the pond and a seasonal drain.

Erin Robertson said that the drainage is a perennial stream. While the setback for the house is well back from the wetland, she queried as to whether they will be changing the soil contours. Elizabeth Demetriades answered that, yes, they would be grading near the house. The surveyor used a CAD program to establish the setback. A deep water test was performed and there was no sign of water at the house site.

Since they are using the 25' wide driveway easement through the Demarest property, Erin Robertson asked if the driveway will be improved at the point which it crosses the stream.

Elizabeth Demetriades replied that they will be improving the driveway where it crosses the stream.

Because the driveway exceeds 500', a loop has been created for emergency vehicle turn around. Joe Crocco asked from what point are they measuring the 500'. He questioned whether the right of way has the appropriate emergency vehicle turn around. Terry Boyles explained that it does and that it's long been approved by the Town.

Jamie Purinton asked if the turnaround loop could be closer to the first turn, moving the roadway away from the wetland. Elizabeth said they had planned the loop so that “it would make sense”, however, it was concluded that because of the wetland it likely doesn’t need to “make sense”.

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Elizabeth Demetriades provided National Wetlands Inventory descriptions of the wetland.

Elizabeth Demetriades stated that the layout is planned around the terrain. Joe Crocco asked why the “front yard” is behind the house. Elizabeth Demetriades answered that the house isn’t facing a main road so they chose the access road as a point.

The Planning Board could not find the setback requirement from a right of way in the zoning manual. This needs to be provided.

There was discussion as what the side yard, rear yard, and front yard will be. Elizabeth Demetriades explained that they have made every effort to keep the house on a flat area. Because it is planned at 55’ from the easterly property line while the setback for the front of a house is 60’, John Ingram suggested moving the house 5’ away from the that property line, making what’s front, back and side mute. Elizabeth Demetriades explained that on this site moving the house 5’ would be very difficult because of the grades.

Dennis Sigler said that it’s the Building Inspector who determines which is the front and it’s required that it’s a main road.

The Planning Board noted that it needs to ask Hugh Clark what determines a front yard when a right of way is involved.

Elizabeth Demetriades noted that if the side of the house facing East Ancram Road is considered the front then the pool and pool house are out of zoning because placing axillary structures in front of the house is not permitted.

Erin Robertson asked if the Planning Board will see the final plans. John Ingram said that is the responsibility of the Building Department.

Joe Crocco asked if the Ridgeline and Steep Slope Protection Law applies. Dennis Sigler said that a steep slope is not a ridgeline.

Erin Robertson said that 15% slopes sets this for review and that because there will be changes to contours she would like to see grades.

The requirement for SWPPP is now 5,000 feet of disturbance; it is no longer one acre. It is mentioned that Colleen Lutz provided this information at the last meeting.

There was discussion of erosion control. Elizabeth Demetriades said that they will be addressing that.

Erin Robertson asked if the Planning Board would see more regarding the location of the driveway in the future or approve the site plan now.

Elizabeth Demetriades replied that they came to the meeting so that they can proceed in the correct way.

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Page 203 of the zoning manual defines ASPR.

Jamie Purinton asked if there's steep slope approval that is required.

Erin Robertson said she is concerned about disturbance; the entire wetland should have 100' setback, not just the pond.

John Ingram asked if there were any other questions.

Jamie Purinton said that steep slope and stream protection is in the zoning book.

Erin Robertson stated that run-off from the steep slope on the east could be a drainage problem. Terry Boyles said that the site is Board of Health approved.

Erin Robertson inquired as to when the land was cleared of trees. Terry Boyles answered that the former owner, Bob O'Connell, cleared the forest, using it primarily for wood to burn for heat. Elizabeth Demetriades said that they mowed prior to doing the survey.

Joe Crocco stated that the property needs another turnaround near the home. Elizabeth Demetriades said that the driveway is 485', less than the 500' which would require a turn around. Joe Crocco stated that they are planning a 485' driveway, cutting the driveway short, to intentionally avoid the requirement for a turnaround near the house.

Joe Crocco said there is no problem with designating the front yard based on extending the right of way road.

Jamie Purinton asked if they have looked at SWPPP. Terry Boyles replied that it is the engineer who submits the SWPPP application. SWPPP must be in place prior to the issuance of the Building Permit.

John Ingram asked if there were more questions.

Jamie Purinton and Erin Robertson requested that the end of the driveway and the turnaround be marked to distinguish it from the end of the wetland. The delineation of the wetland will require a soil scientist.

Jamie Purinton asked if grade is an issue. Elizabeth Demetriades stated that the average grade is 8%.

John Ingram said that in recalculating the total area of disturbance it may be necessary to reconfigure the turnaround. Dennis Sigler said that turnarounds must have a radius that trucks can turn. Elizabeth Demetriades said they are 26'. Jamie Purinton asked if the turnaround can be narrower to protect the wetland.

Erin Robertson asked if the Ridgeline and Steep Slope regulation applies. John Ingram replied that the site is not in the designated ridgeline area. Erin Robertson mentioned that there are certain use of lights, color of the structure, when building on a ridgeline.

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John Ingram said that the site plan review would be continued. Elizabeth Demetriades said that they will return next month with:

- total disturbance area
- map of the wetlands

Elizabeth Demetriades asked about getting zoning books like the Planning Board members have. John Ingram said that Colleen Lutz can make one for them and that she will also send them a table of contents.

Terry Boyles made a motion to adjourn and Erin Robertson seconded it.

Respectfully submitted,
Ann Rader
Planning Board Alternate
Town of Ancram