

**ANCRAM PLANNING BOARD
MEETING MINUTES
December 4th, 2014**

Board Members Present: John Ingram (Chair), Dennis Sigler, Ann Rader (Alt), Joseph Bob Roche (Alt), Joseph Crocco, Jamie Purinton, Erin Robertson, Colleen Lutz (clerk)

Board Member(s) Absent: James Stickle

Additional Present: Wesley Chase

On December 4th, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by Chair John Ingram.

The previous month's minutes were reviewed by the Board. A motion was made by Dennis Sigler to accept the minutes as presented. The motion was seconded by Terry Boyles and the board unanimously voted in favor to accept the minutes.

No other correspondence to the Board.

Agenda Items:

ZBA REFERRAL
Robert Vonderheide
39 Lake Shore Drive
Parcel # 197.1-1-35

The clerk gave a brief description of the project. She explained that this is a modification of the scope of work from a variance that was granted in 2012. The applicant wishes to add a second story on the addition he attached to his house. The addition was originally a detached accessory building, in which the applicant added to the primary residence. This decreased the setback so that it was not compliant. As a result, the applicant needed a variance to attach the accessory building to the primary residence.

The Board felt the information presented to them was insufficient to make intelligent comments.

Mr. Boyles stated that he felt the ZBA should consider the character of the neighborhood and how this will affect the neighboring properties.

Sommerhoff
Parcel # 206.-1-8.2 and 206.1-5.111
Lot Line Adjustment

Mr. Sommerhoff was represented by Wesley Chase. Mr. Chase explained the intent of the lot line adjustment. He stated that the applicant wishes to sell a portion of parcel

206.-1-8.2 to JCC Investments. This portion will be added to parcel 206.-1-5.111. He stated that he had just found out that, at county mapping, parcel 206.-1-5.111 had been separated into two parcels following Wiltsie Bridge Road. This separation had been made in error and was not the intention of JCC Investments. He felt it might have happened during the correction of the LLC of Mr. Jonathan Clay.

Mr. Sigler stated that some towns allow the county to separate parcels using the road as a boundary, Ancram does not.

Mr. Chase stated that Mr. Sommerhoff would like to deed back 3.83 from parcel 206.-1-8.2 to JCC 1 Investment's parcel. Then JCC Investments 1 LLC will subdivide parcel 206.-1-5.111.

Mr. Chase stated he would like to resolve the tax parcel issue in the next 2 weeks to have parcel 206.-1-5.111 into one parcel. He also stated that he might need to have a driveway permit issued.

Mr. Sigler asked if the new parcel needs a septic.

Ms. Purinton stated that the building envelopes should be determined for 206.-1-8.2.

Mr. Sigler stated that parcel 206.-1-8.2 would need to show a building envelope, and engineers report on suitability of the current on-site sewage disposal, and a driveway permit.

Ms. Purinton also stated that the wetland on both parcels should be flagged.

Mr. Chase agreed and also suggested that the floodplain needed to be added.

Mr. Chase asked if the public hearing can be scheduled for January.

The Chair stated that it could be contingent on getting the mapping issue cleared up.

A motion was made by Jamie Purinton and seconded by Erin Robertson to give sketch plan approval. The Board members unanimously agreed and the motion carried.

Mr. Chase suggested that he put a note on the plan stating that any further subdivision required approval by the planning board.

The Chair stated that the public hearing will tentatively be scheduled for January 8th, 2015 unless the applicant requests that it be adjourned until February 2015.

There being no more business to attend to, a motion to adjourn was made by Terry Boyles and seconded by Joseph Crocco. The Board unanimously voted in favor and the meeting was adjourned at 8:30 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram