

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
February 6th 2014**

**Board Members Present:** John Ingram (Chair), Dennis Sigler, Ann Rader (Alt), Joseph Crocco, Bob Roche (Alt), James Stickles, Colleen Lutz (clerk)

**Board Members Absent:** Terry Boyles, Jamie Purinton, Erin Robertson

**Additional Present:** Wesley Chase, Ann Simons, Don Maclean, Richard Barberi, Daniel Rothvoss III, Richard Merli, Margo Merli, Jeremy Peele

On February 6, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:30 PM by Chair John Ingram. The previous meeting's minutes were read (12/5/13).

James Stickles made a motion to accept the minutes. Joe Crocco seconded the motion and all of the Board members were in favor.

The clerk explained the correspondence to the Board:  
Planning Federation Conference  
Biodiversity Training  
Planning Newsletter

**Agenda Items:**

**OLD BUSINESS**

**Merli**

**Parcel ID#215.-1-4**

**Subdivision- 2 parcels**

The applicants, Richard and Margo Meri, had submitted an application for subdivision of their parcel on Rothvoss Road in Ancramdale, NY. They are interested in creating the division of the parcels using the road.

The Chair asked if the final approval for the septic was granted.

The Margot Merli stated it had, the letter was in the file.

The Chair read the letter and stated that the septic might need to be engineered according to the DOH.

The Merli's stated they understood this.

The Chair stated that the DEC had reviewed the parcel and have determined that the building and septic do not appear to be in the setback for the wetland.

The Chair opened the public hearing and asked for comments from the board or public. No additional comments/ questions were asked, so a motion to close the public hearing was made by Dennis Sigler, seconded by James Stickles, all were in favor.

A motion to enter a negative declaration to the SEQRA was made by Joe Crocco and seconded by Dennis Sigler. The motion unanimous carried.

A motion the approve the subdivision with no additional conditions was made by Dennis Sigler and seconded by James Stickles, all present members of the board approved.

Maps were stamped by Chair Ingram and all fees were paid.

### **NEW BUSINESS**

**Don Maclean/Richard? Barberi**

**Parcel # 208.-1-18**

Mr. Don Maclean, Robert Barberi, and Wesley Chase presented a minor subdivision to the Board of parcel 208.-1-18 located on Wiltsie Bridge Road. The original parcel is 208.8 acres. The applicants wish to subdivide 7 acres off of the original parcel which will create two parcels, one approximately 7 acres and the second 201.8 acres.

Mr. Maclean stated that the new parcel's shape was determined by the area of the main house. They wanted to retain the dividibility of the new parcel while making sure a the new parcel is in the not in the view shed of the main house. There is (will be) a designated no build zone on the new parcel, to protect the viewshed of the main house. This subdivision should get one chip of the overall buildout.

The Chair stated that the new parcel should have 2 possible lots designated at this time, so that subdivision is possible in the future.

Mr. Maclean, Mr. Chase and Mr. Barberi agreed.

Mr. Maclean and Mr. Chase stated that there will be right-of-way designated for the 7 acre parcel to get access to the Roe Jan Creek, as the boundary does not extend fully to the creek.

Mr. Sigler stated that the open space should be designated.

Mr. Chase stated he would like to include the no build zone in the designated open space.

Mr. Sigler stated that would be okay as long as it is designated at this time.

Mr. Chase stated that according to the calculations on the plan, over 60% of the property is wetland or environmentally constrained.

Joseph Crocco made a motion to declare lead agency. Dennis Sigler seconded the motion, all members present were in favor.

Dennis Sigler made a motion to accept sketch plan approval, Joseph Crocco seconded the motion. The motion unanimously approved.

A public hearing will be scheduled for March 6<sup>th</sup>, 2014.

Mr. Maclean went over the final plan notes.

1. Designated no build zone being part of the whole farm with note.
2. Note the plain
3. Open space will be designated on the plat, no build must be a deed restriction.
4. Deeded access to the Roe Jan Creek must be mapped.

Mr. Sigler stated that a table might help to show the open space.

Mr. Chase stated that the steep slopes calculation is incorrect, it is reversed.

The Board stated that Mr. Chase is correct.

### **Sommerhoff**

#### **Parcel # 205.-1-18**

#### **Lot Line Adjustment**

Mr. Sommerhoff was represented by Wesley Chase and Ann Simmons.

Mr. Chase described the layout of the 3 parcels located on Four Corners Road and Wiltsie Bridge Road. He stated that parcel # 26 is the former railroad parcel and is 66ft wide, which makes it unbuildable. He would like to merge the lots so that the farm east of Four Corners Road is divided at the southern boundary of lot # 26. He would also like to remove the north and south boundaries of lot #26 west of Four Corners Road, making the parcel contiguous.

Mr. Crocco and Mr. Ingram suggested that they felt he may need to subdivide parcel #26 first.

The Chair suggested that this might need an interpretation as it is not clear if this is a subdivision or a lot line adjustment.

A motion for conditional sketch plan was made by James Stickle and seconded by Dennis Sigler. The Board members present unanimously agreed.

The condition of the sketch plan is pending counsel from the consultants.

Mr. Chase stated that the driveway permit has been granted.

Ms. Simmons stated that the purchaser is interested in farming the parcel designated as "Parcel A".

The Chair asked if the board would like to change the meeting time to 7:00pm for each month. The members agreed and a motion was made by Chair John Ingram to change the monthly meeting time to 7:00 PM. The motion was seconded by Dennis Sigler.

The Clerk stated that she would update the website.

There being no more business to attend to, a motion to adjourn was made by Dennis Sigler and seconded by James Stickle. The Board unanimously voted in favor and the meeting was adjourned at 9:00 PM.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk  
Town of Ancram