

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
JULY 10th 2014**

**Board Members Present:** John Ingram (Chair), Erin Robertson, Terry Boyles, Ann Rader, James Stickles, Dennis Sigler, Joseph Crocco, Colleen Lutz (clerk)

**Board Member(s) Absent:** Jamie Purinton, Bob Roche (alt)

**Additional Present:** Jane Holdridge, Donna Hoyt, Don Bird, Kathy Sigler, Ronald VanTassel, Clara VanTassel, Philip DeJan, Sheri DeJan, Maureen Hiserodt, Chris Hiserodt, Monica Hiserodt

On July 10th, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by Chair John Ingram.

Joseph Crocco stated he did not second a motion to adjourn; he was not at the meeting. The clerk fixed the clerical error. Terry Boyles made a motion to accept the minutes, (with changes) from the June 5<sup>th</sup>, 2014 meeting. James Stickles seconded the motion and all of the Board members present were in favor.

The clerk stated that the adopted ridgeline regulations are in the packet for each person. She suggested that they put the copies in the binders.

There was no other correspondence to the Board.

**Agenda Items:**

**OLD BUSINESS**

**Don Bird:**

**Parcel ID 205.3.-1-26.12**

Don Bird presented new subdivision maps to the Board. He noted the new driveway access and stated a driveway maintenance agreement will be executed.

Mr. Crocco asked what the dotted lines represent.

Mr. Bird stated the dotted lines represent setbacks for the well and septic.

The Chair stated that the plan shows the requested changes to the plan.

Mr. Boyles asked where the fire apparatus turnout will be located.

Mr. Bird indicated the note on the map and the area where it is located.

Mr. Boyles stated that the turnout must be located on the map.

The Chair asked if the actual driveway drawing is conforming to the note. The applicant stated that the drawing is conforming to the note. He also stated the area must be located on the map prior to signing of the map.

The Chair asked for public comment on the plat.

Mr. Philip and Ms. Sheri DeJan commented that the septic distances may not be right. They indicated that there is a second well on the property which the proposed septic may be within 100 ft of the DeJan's second well.

Mr. Bird stated that the septic will be moved to comply with the setback regulation. He also stated that the second well is not recorded with the CCBOH, therefore he was not aware of its existence.

Mr. Boyles stated that the DeJan's must indicate to the CCBOH where the second well is.

Mr. DeJan agreed and asked how to do this.

Ms. Clara Ann VanTassel stated that the well was probably from the 1930's as her house had the same situation where there were 2 wells on the property.

Mr. DeJan asked what the BOH setbacks were for wells and septic.

Mr. Boyles stated the setback distances.... And stated the Mr. DeJan needs to call the CCBOH to find out the process he needs to follow to register the second well.

Mr. DeJan asked if the residences were single family.

Mr. Bird stated that the existing house is a two family, but the others will be single family. He also stated that there is a maintenance agreement between the properties sharing the driveway.

Mr. DeJan asked how far off the road the homes will be sited.

Mr. Bird stated 70-85 ft off the road.

The Chair stated that Mr. Bird has complied with the zoning regulations set forth in the ordinance for the zoning in which the parcel is located. He stated that the public hearing will be continued until next month so that Mr. Bird can map the fire apparatus turnouts and the distance from the DeJan's second well.

Terry Boyles made a motion to continue the public hearing to the August 2014 meeting. The motion was seconded by Erin Robertson and the Board unanimously agreed.

## **NEW BUSINESS**

### **Maureen Hiserodt**

#### **Parcel # 207.-1-3.200**

Ms. Hiserodt explained she has 6.8 acres on East Ancram Road. She would like to subdivide the property to give to her son.

The Chair stated that the new zoning law has a provision which may help for instances like this, however the Board would need a survey/site plan to determine if it will work. The newly created parcel will need CCBOH approval. He also stated that a licensed surveyor would look at the current configuration of the parcels and figure out the proper configuration for a new parcel if it can be created. The new parcel needs the required 50 feet of lot width at the front yard setback line.

Ms. Hiserodt asked if this could be calendared for next month.

The Chair stated that the documents must be submitted to the Board 10 days in advance of the meeting. At the next meeting if all the criteria are met, sketch plan approval may be granted. Following, the public hearing would be scheduled. It takes approximately 2-3 meetings to finish the process.

The Chair also stated that the perk test may be done at anytime.

The clerk stated she would send Ms. Hiserodt a list of surveyors with contact information.

There being no more business to attend to, a motion to adjourn was made by Terry Boyles and seconded by Erin Robertson. The Board unanimously voted in favor and the meeting was adjourned at 7:45 PM.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk  
Town of Ancram

