

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
May 1st 2014**

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

**Board Member(s) Absent: Jamie Purinton**

**Additional Present:** Don Bird, John Crawford

On May 1st, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:15 PM by Chair John Ingram.

Terry Boyles made a motion to accept the minutes from the March 6<sup>th</sup>, 2014 meeting. James Stickle seconded the motion and all of the Board members present were in favor.

Mr. Boyles asked what the official name of the road on the Sommerhoff Subdivision was. The Clerk stated that she thought it was Lake Shore Drive, but would check and verify with him.

The Board received the quarterly groundwater monitoring reports from O&G Industries. This is submitted to the Board and NYS DECS as a condition of their permit.

There was no other correspondence to the Board.

**Agenda Items:**

**OLD BUSINESS**

**Don Bird:**

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

Mr. Bird came before the Board to continue his subdivision application. He stated that he has decided that the total number of lots will be 3 in that location. He will have 1 driveway for the 3 lots and the newly created lots will each have 25 FT right of ways on County Route 7.

Mr. Crocco stated it was best as both newly created parcels have the 25 FT road frontage.

The Chair stated that he must follow NYS Fire Code to ensure a turnaround radius for emergency vehicles.

Mr. Bird agreed. He stated that he will have the BOH approval for the two new lots by the next meeting.

A motion was made by Terry Boyles to accept Sketch Plan approval. The motion was seconded by James Stickles and the Board votes unanimously in favor.

The Chair stated that the public hearing will be scheduled for June 5<sup>th</sup>, 2014.

**Porter/Lindberg-ASPR**  
**Parcel ID 205.-156.122**

Mr. Stickle recused himself from this application.

The applicants were represented by John Crawford of Over Mountain Builders LLC. Mr. Crawford presented the plans to the Planning Board for their review.

Ms. Robertson asked if the wetland was a DEC regulated wetland. The Clerk reviewed the maps for the parcel and it was determined that the wetland is DEC regulated. The buffer was checked. Ms. Robertson stated it seemed to follow the tree lined and just wanted to check to make sure the buffer line was accurate. It was determined that the buffer line on the maps was accurate.

The Chair stated that the steepest grade is approximately 12%, but overall the parcel is relatively flat.

Mr. Crocco stated that the applicant may need to file a SWPPP if the area of disturbance is more than 5000 SQFT.

Mr. Boyles stated that he had never need to file a SWPPP for anything less than 1 acre.

The Chair stated that the applicant may file for a SWPPP online with the DEC. He must bring back notice that he has done so, then the maps can be stamped.

A motion to conditionally accept the ASPR by Terry Boyles and seconded by Joe Crocco. The motion carried unanimously with the Board. The following condition(s) were set:

The applicant must file a notice of SWPPP with the NYS DEC.

**Dan Russel L.S. Crawford and Associates Engineering**  
**Karl Krauss Subdivision Town of Gallatin**

The planning board received a proposed subdivision plat from the applicant's representative, Daniel Russel L.S.. The applicant requested input from the planning board as a portion of the parcel is located in the Town of Ancram.

Mr. Sigler stated he was concerned about the length of the driveway and the accessibility of emergency vehicles. He stated that it would be a good idea if a road maintenance agreement was created so the road would be maintained adequately.

The Board members agreed.

The Chair asked the clerk to draft a letter including the Board's comment to the applicant, with a copy to the Gallatin Planning Board.

The Clerk agreed.

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 8:15 PM.

---

Respectfully Submitted  
Colleen Lutz  
Planning Clerk  
Town of Ancram