

**ANCRAM PLANNING BOARD
MEETING MINUTES
NOVEMBER 6, 2014**

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

Board Member(s) Absent: Terry Boyles, James Stickle

Additional Present: Wesley Chase

On November 6th, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by Erin Robertson and seconded by Dennis Sigler. The Board unanimously agreed.

There was no other correspondence to the Board.

Agenda Items:

OLD BUSINESS

Sally Brody and Mel Hertzberg

Lot Line Adjustment

Parcel # 220.-1-26.11

The Chair requested that the public hearing be set for October 2nd, 2014 at 7:00pm. All notifications to the abutting property owners had been sent out according to the 10 day noticing requirements. The papers had also been notified.

Joseph Crocco made a motion to continue the public hearing to the November 6th meeting. The motion was seconded by James Stickle. The members present were unanimously in agreement.

Wesley Chase appeared before the board to present the Brody/Hertzberg lot line adjustment. He described the overall layout of the properties, the lines that will be expunged and how the final parcel will be configured. He also noted that he added additional notes on the map to describe why this consolidation was performed and which maps this final map was made of.

Mr. Chase stated that the right of way is extinguished.

Mr. Crocco asked if it is a lot line or subdivision.

The Chair stated the lot line adjustment follows the regulations of a subdivision.

Mr. Crocco asked if the lot count is applicable at this time.

The Chair stated that it was not necessary at this time since the parcel is being consolidated. He stated that the count should be done if the parcel is being subdivided.

Mr. Chase stated that he added a note that indicated the applicants need to apply to the planning board if the parcel will be subdivided.

Being that there was no public comment, Dennis Sigler made a motion to close the public hearing and it was seconded by Erin Robertson.

Erin Robertson made a motion to enter a negative declaration of environmental impact. Joe Crocco seconded the motion and the board unanimously agreed.

Jamie Purinton made a motion to approve the application as presented, Dennis Sigler seconded the motion and it unanimously carried.

Other Business

The Chair stated that he felt if the Board met at a parcel to do a site visit, it should not need to be noticed. The site visit is an informational gathering and no decisions are made at the meeting.

Mr. Crocco stated that open meetings law state that if there are more than 3 members of the Board gathered it is considered a meeting and needs to be noticed.

Mr. Chases stated that the applicant most likely will want to be there at the meeting.

Ms. Purinton stated that the members of the Board should do site visits as part of their informational gathering to help make their decision.

The Chair stated that we need to make sure that there are no decisions discussed.

Mr. Sigler stated that the Chair should be notified before anyone conducts any site visits. The membership agreed.

Ms. Purinton asked if the planning board would like the CAC to present the Natural Resources plan at the next meeting. She stated that it would be approximately 10 minutes.

The Chair stated that might be a good idea.

There being no more business to attend to, a motion to adjourn was made by Jamie Purinton and seconded by Joseph Crocco. The Board unanimously voted in favor and the meeting was adjourned at 7:45 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram