

**Ancram Planning Board
Meeting Minutes – August 7, 2008**

Present:

Jamie Purinton, Chair
Barbara Docktor
Dennis Sigler
Terry Boyles
Donald MacLean
Madeleine Israel
James Stickle
Suzanne Bressler, Clerk

Also Present:

Timothy and Taryn Cocheo
Joseph and Marie McDermott
Melanee Mayville
Barbara Snyder
Marguerite and Tom Gumm
Edward Hough
Cosimo Lizzi

Mark Graminski, Westfall LLC
Scott Weaver, Westfall LLC
Nathan Turoff, Westfall LLC
Donna Peck
Danny Hoysradt
Building Inspector Ed Ferratto
Douglas Nicholson

Absent:

Colleen Lutz

The Chair called the meeting to order at 7:30 PM. Board members reviewed the previous meeting's minutes. Mr. Boyles motioned to approve them. Ms. Docktor seconded the motion. All were in favor, the motion passed and the minutes were approved.

**McDermott
14 East Ancram Road**

**Proposed Major Subdivision
221-1-24**

Joseph and Marie McDermott had submitted a sketch plan at an earlier meeting to subdivide their land so part could be given to their daughter and her family. The Chair declared at a previous meeting that this proposal was determined to be major but to be treated as minor. The applicant submitted the driveway permit, application, septic permit, and SEQR. Certified mail receipts showing notification of abutting owners would be filed the following day with the Board. The Board reviewed the final map.

The Chair then opened the final public hearing on the proposal. Edward Hough and Cosimo Lizzi of the property next door to the applicant said new trees would likely block their solar panel system, which cost \$70K. The Chair responded that the applicant is complying with the mandated three-acre zoning specifications, and setback rules should reasonably protect neighbors from imposition.

Melanee Mayville, of Winchell Mountain Road, Millerton, said she was concerned about wells in proximity to the septic system. Mr. Hough was also concerned about his well, located downhill from the McDermott property. Mr. Boyles said Columbia County regulations protect neighboring wells by a 150 foot radius when they are located uphill (from the site), and a 200 foot radius when they are situated downhill. Mr. Boyles consulted the map and clarified that the setback from Ms. Mayville's uphill wells would be 250 feet, and said the map showed Messrs. Hough and Lizzi's well -- marked with an encircled "W" along the rear fence line -- with a 200-foot radius there. Seeing no further public comment, the Chair closed the public hearing and collected the application fee from the McDermotts in the amount of \$125.00, to be filed and submitted to the Town Clerk.

Mr. Boyles motioned for the SEQR to be approved as a negative declaration, Ms. Israel seconded the motion, all were in favor and the approval passed. Mr. Sigler made a motion for final approval, Ms. Israel seconded the motion, all approved, and the maps were approved, stamped and returned to the appropriate parties for distribution and filing.

The Chair stated that tonight’s meeting would be the first of a two-part public hearing to be continued at the September meeting. Two circumstances prompted the necessity for such: 1) the hearing announcement not being published in the required time in the local newspaper of record, despite being duly submitted; and 2) the applicant not having brought forth new information to the Town Engineer and the Board for review, as agreed upon last meeting as a basis for the start of public hearings. The Chair said by the September meeting, proper notification and review of new information should occur.

The Chair described the process thus far, and Mr. Graminski of Westfall LLC gave a brief overview of the proposal while residents Donna Peck and Danny Hoysradt, and Ancram Building Inspector Ed Ferratto followed along on the sketch plan. The Chair summarized, explaining that the plan had changed since the initial public informational meeting from a major subdivision proposal to a minor one as the applicant had altered the plan to allow for fewer lots than before.

Ms. Peck asked informational questions about boundaries, some of which led Mr. Graminski to comment anew that the lands that would become part and parcel with those of Mr. Schnaper would not affect the position of the boundary or “town line” between the towns of Ancram and Taghkanic.

Mr. Sigler told Mr. Graminski there must be a maintenance agreement in the proposal laying out a safety plan for the proposed bridge, including a schedule of periodic safety checks and some indication of who will be responsible for performing them. Mr. Graminski acknowledged that and further stated he would send registered letters to both the Ancram and Taghkanic Planning Boards with updates on the project, and he would inform the Taghkanic Planning Board of the September hearing.

Mr. MacLean motioned to continue the hearing at the September meeting, Mr. Boyles seconded the motion, all were in favor, and the motion passed, thus leaving the hearing open until the next meeting of the Planning Board.

Segalot**Minor Subdivision****219-00-01-47**

Mr. Graminski then asked the Board for 90-day extension on Segalot, for which the Board had granted conditional final subdivision approval on March 5th based on pending input from the health and transportation departments. The approval would run out in September, and Mr. Graminski said he is still waiting for responses and would need more time.

Mr. Sigler motioned to approve a 90-day extension, Mr. Boyles seconded the motion, all were in favor and the extension was granted.

Walk-In

Pine Plains realtor Doug Nicholson said his client would like to buy property on Woods Drive near a large property along State Route 82, extending to County Route 3. He asked if, theoretically, someone could buy the nearby land and erect a large number of housing units there or if existing rules would prevent that.

Mr. MacLean explained that current zoning doesn’t prevent such development, although the public hearing and SEQR processes could prevent it from being approved. He added that the Town’s in-progress comprehensive plan might dictate a change in zoning regulations when completed, which might hinder large development proposals, but that such action couldn’t be predicted at this time.

Suzanne Bressler asked if a limited moratorium on specific zoning proposals might be passed during the transition time prior to adoption of the Comprehensive Plan and whatever it may bring in terms of zoning, based upon: a) the knowledge that zoning regulations may need to be responsibly changed; and b) the Comprehensive Plan process being steadily underway. Mr. MacLean, who serves on the Comprehensive Plan Committee as well, said that may be a possibility.

Dennis Sigler
Hall Hill Road

Lot Line Adjustment
213-1-02; 205-1-58.111

Mr. Sigler recused himself from Board deliberations and presented his sketch plan. Essentially, due to the need to place a new bridge farther upstream on Hall Hill Road, the road will be moved to accommodate the new bridge. This shift would cause a piece of one lot to remain on the opposite side of the new road from its main portion. Mr. Sigler said he currently owns both pertinent lots on either side of the road, but in the future, if the land across the road from the newly mixed-lot area were to be sold to another party, he would have to cross a sliver of that new neighbor's property before simply reaching the road. Mr. Sigler said he wanted to adjust the lot line promptly so he would only have to cross his own land to get to the road. The board reviewed the sketch plan. Mr. Sigler said that in September, he would return to the Board with the application and the full map.

Mr. Boyles motioned to approve the sketch plan, Mr. MacLean seconded the motion, all were in favor, and the sketch plan was approved.

Mr. Boyles motioned to adjourn the meeting, Ms. Israel seconded the motion, all were in favor, and the Chair adjourned the meeting at 9:13 p.m.

Suzanne Bressler, Clerk