

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
January 8<sup>th</sup>, 2015**

**Board Members Present:** John Ingram (Chair), Dennis Sigler, Bob Roche (Alt), Joseph Crocco, Jamie Purinton, Erin Robertson, James Stickles Colleen Lutz (clerk)

**Board Member(s) Absent:** Terry Boyles, Ann Rader (alt)

**Additional Present:** Wesley Chase

On January 8th, 2015 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by Chair John Ingram.

The previous month's minutes were reviewed by the Board. A motion was made by Dennis Sigler to accept the minutes as presented. The motion was seconded by Terry Boyles and the board unanimously voted in favor to accept the minutes.

No other correspondence to the Board.

**Agenda Items:**

**OLD BUSINESS**

**Sommerhoff**

**Parcel # 206.-1-8.2 and 206.1-5.111**

**Lot Line Adjustment**

Mr. Sommerhoff was represented by Wesley Chase. Mr. Chase explained the intent of the lot line adjustment. He stated that the applicant wishes to sell a portion of parcel 206.-1-8.2 to JCC Investments. This portion will be added to parcel 206.-1-5.111. He stated that he had just found out that, at county mapping, parcel 206.-1-5.111 had been separated into two parcels following Wiltsie Bridge Road. This separation had been made in error and was not the intention of JCC Investments. He felt it might have happened during the correction of the LLC of Mr. Jonathan Clay.

Mr. Sigler stated that some towns allow the county to separate parcels using the road as a boundary, Ancram does not.

Mr. Chase stated that Mr. Sommerhoff would like to deed back 3.83 from parcel 206.-1-8.2 to JCC 1 Investment's parcel. Then JCC Investments 1 LLC will subdivide parcel 206.-1-5.111.

Mr. Chase stated he would like to resolve the tax parcel issue in the next 2 weeks to have parcel 206.-1-5.111 into one parcel. He also stated that he might need to have a driveway permit issued.

Mr. Sigler asked if the new parcel needs a septic.

Ms. Purinton stated that the building envelopes should be determined for 206.-1-8.2.

Mr. Sigler stated that parcel 206.-1-8.2 would need to show a building envelope, and engineers report on suitability of the current on-site sewage disposal, and a driveway permit.

Ms. Purinton also stated that the wetland on both parcels should be flagged.

Mr. Chase agreed and also suggested that the floodplain needed to be added.

Mr. Chase asked if the public hearing can be scheduled for January.

The Chair stated that it could be contingent on getting the mapping issue cleared up.

A motion was made by Jamie Purinton and seconded by Erin Robertson to give sketch plan approval. The Board members unanimously agreed and the motion carried.

Mr. Chase suggested that he put a note on the plan stating that any further subdivision required approval by the planning board.

The Chair stated that the public hearing will tentatively be scheduled for January 8<sup>th</sup>, 2015 unless the applicant requests that it be adjourned until February 2015.

## **NEW BUSINESS**

### **Four Partners Land Company**

**Parcel ID #'s 220.1-1-6, 220.1-1-7.1, 220.1-1-7.2**

Wesley Chase, representative for the applicant, explained the current lot configuration to the board. He stated the applicant would like to consolidate the lots into 3 lots. He also stated that the trailer has been removed.

Ms. Purinton stated that bringing the 3 parcels together may make it less flexible for development.

Mr. Sigler stated that a piece of land of this size in the business district of the hamlet might be very desirable.

Mr. Crocco asked if they needed septic.

Mr. Ingram stated that it is preexisting.

Ms. Purinton asked if the wetland should be mapped.

The membership of the board felt it would not need to be mapped at this time.

A motion for sketch plan approval for a lot line adjustment was made by Dennis Sigler and seconded by James Stickle. The board unanimously voted in favor.

A motion was made by Dennis Sigler to declare the Town as lead agency and seconded by James Stickle. The board unanimously voted in favor.

The chair asked that the public hearing be scheduled for February 5<sup>th</sup>, 2015 at 7:00 pm.

### **Open Discussion**

The Chair reminded the members of the Board about the upcoming training with Nan and Hugh. The training will be held at the Town Hall at 7:00 pm. He asked that if people had specific questions, they should send them to the clerk.

The Chair asked for nominations for Vice-Chair. Erin Robertson made a motion to nominate for Dennis Sigler for Vice-Chair. James Stickle seconded the nomination and the Board unanimously agreed and thanked Mr. Sigler for his acceptance.

There being no more business to attend to, a motion to adjourn was made by Joseph Crocco and seconded by James Stickle. The Board unanimously voted in favor and the meeting was adjourned at 8:00 PM.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk  
Town of Ancram