

**ANCRAM PLANNING BOARD
MEETING MINUTES
February 5th, 2015**

Board Members Present: John Ingram (Chair), Dennis Sigler, Joseph Crocco, Jamie Purinton, Erin Robertson, Colleen Lutz (clerk)

Board Member(s) Absent: Terry Boyles, James Stickles, Bob Roche (alt)

Additional Present: Wesley Chase, Charlene Peck, Donald Peck, Art Bassin

On February 5th, 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 Jamie Purinton to accept the minutes as presented. The motion was seconded by Joseph Crocco and the board unanimously voted in favor to accept the minutes.

New York Planning Federation Brochures were handed out as well as Towns and Topics Magazine. The clerk stated that the training for the culvert assessment is going to be on February 16th at 1:00PM. The rescheduled dates for the zoning training will be out tomorrow.

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 presented the map, which was printed in two sheets to meet the county requirement. He also submitted the driveway permit and deep test reports.

The Chair opened the public hearing.

Mr. Bassin asked if the 50ft of road frontage will be part of the 35 acre parcel located in the back.

Mr. Chase stated the 50ft will be retained for the road frontage to the 35 acre parcel owned by Mr. Sommerhoff located behind the parcels owned by Mr. Bassin and Mr. Clay.

Ms. Purinton asked what the difference in the maps was. She asked if the floodplain was added.

Mr. Chase stated he added the wetland boundaries and the deep test pits to the map. He also added the floodplain as well.

Ms. Purinton stated that at the last meeting the Board asked for a building envelope for the 35 acre parcel.

The Chair stated that the Board could do a conditional approval with the conditions that the building envelope and driveway are sited on the map.

Mr. Sigler asked if ASPR (abbreviated site plan review) should be completed at this time, it is technically part of subdivision. He stated that if the building envelope is put on the map, anyone who wished to move it will have to come back to the Board for approval.

The Chair stated that the ASPR process should be completed before the public hearing but by placing the envelope and the driveway on the map will help meet some of the ASPR guidelines.

The Chair closed the public hearing.

Dennis Sigler made a motion to close the public hearing. Jamie Purinton seconded the motion and the Board unanimously agreed. James Stickles and Terry Boyles were absent.

Dennis Sigler made a motion to enter a negative declaration. Joseph Crocco seconded the motion and the Board unanimously agreed. James Stickles and Terry Boyles were absent.

Dennis Sigler made a motion for conditional final approval, conditions being that building envelope and the driveway must be shown of the map.

Four Partners Land Company

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

He stated the applicant would like to consolidate the lots into 3 lots. He also stated that the trailer has been removed. The well and septic still remain.

The chair opened the public hearing.

Donald Peck asked if the parcels are consolidated, could a larger establishment be built on the property, for example a Stewarts. That might affect the character of the community.

The Chair stated that the Board cannot make an assumption about that. It can only make a decision based on the information presented to it, which in the case is a consolidation a 3 lots for tax purposes.

Ms. Robertson stated that in the Hamlet Business/Residential zone there are strict regulations on the developer in what can be created and how it can be achieved while retaining the character of the hamlet.

Mr. Peck asked if the zoning was now commercial.

Mr. Sigler and Ms. Robertson stated that it had always been commercial.

The Chair stated that if and when anything is built, it will still need to go through review by the Building Department, Planning Board, or ZBA or possibly any combination of the three.

There were no additional comments from the public so Dennis Sigler made a motion to close the public hearing, Joseph Crocco seconded the motion. The Board agreed unanimously. James Stickles and Terry Boyles were absent.

Dennis Sigler made a motion to enter a negative declaration to the SEQRA. Joseph Crocco seconded the motion. The Board agreed unanimously. James Stickles and Terry Boyles were absent.

Dennis Sigler made a motion to approve the lot line alteration/consolidation with no additional conditions. The motion was seconded by Joseph Crocco and the Board unanimously agreed. James Stickles and Terry Boyles were absent.

CAC Presentation

Kim Tripp presented the Ancram's Natural Resource Plan to the planning board.

There being no more business to attend to, a motion to adjourn was made by Erin Robertson 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

