

Ancram Planning Board
Meeting Minutes – June 4, 2009

Present:

James Stickle, Chair
Dennis Sigler
Terry Boyles
Jamie Purinton
Colleen Lutz
Suzanne Bressler, Clerk

Also Present:

Perry Miller
Peter Auld
Faye Auld
Mark Graminski
Tom Corbett
Jonathan Stirling

Absent:

B. Docktor
Madeleine Israel
Don MacLean

The meeting was called to order at 7:31 PM and minutes of the previous meeting were reviewed. Mr. Boyles made a motion to approve the minutes of the previous meeting with changes, Ms. Lutz seconded the motion, all were in favor and the minutes were approved with proposed changes.

OLD BUSINESS

MILLER SUBDIVISION

The Chair recused himself and the Vice Chair opened public hearing on this subdivision. No member of the public offered comment, and the public hearing was closed. Appropriate paperwork was submitted by Mr. Miller for his application. Mr. Boyles motioned for a negative declaration regarding SEQR for the application, Ms. Lutz seconded the motion and all were in favor, thus **a negative declaration was issued**. Maps did not have a raised seal, but with the paperwork submitted and the understanding that a raised seal would be provided, Mr. Boyles motioned for conditional approval until the raised seal was provided, Ms. Purinton seconded the motion, all were in favor and the motion passed, thus **conditional approval for the subdivision application was granted**.

WESTFALLS LLC

Mark Graminski presented on behalf of Westfalls LLC, and addressed remaining unsatisfied conditions of final approval. Mr. Graminski noted that the project drawings delineated the limits of the areas of disturbance, and that the bridge specs provided by the engineer were now detailed on the actual drawings (plans the ZEO will reference for enforcement). Westfalls LLC will return to the Board after the bridge is built to ensure up to date compliance due to potential site changes that may dictate a new specification or requirement. There was discussion of a box culvert option rather than a bridge, but it was agreed that a bridge is better for the environment. Mr. Graminski reported that the cost of a 40-foot span is \$160,000. Mr. Graminski presented a draft common driveway and maintenance agreement prepared by Westfalls LLC attorney, John Marvin of Rhinebeck. It was decided that the draft would be reviewed by the Town Attorney, which the escrow will cover. Ms. Purinton offered that the LLC has done a great job and the Town Engineer doesn't need to review the plans again. The Vice Chair said one of the agreements should be signed so it becomes a legal document. Mr. Graminski said it would have to be attached as part of the deed. The Town Attorney should give his opinion on that. Another extension was granted to Westfalls LLC. Maps were left with the Clerk to have signed after the Town Attorney signs off on the other agreements.

JOHN CORBETT

Lot Line Adjustment

East Ancram Road

Mr. Corbett wants to adjust his property line to accommodate a challenging topographical area, and to make the property line more sensible in light of that challenge. He brought his abutting neighbor, Jonathan Stirling, with him, and Mr. Stirling indicated he has no problem with the proposal.

Mr. Sigler motioned for sketch plan approval, Mr. Boyles seconded the motion and all were in favor, thus **the sketch plan was approved**. A SEQR form was submitted and reviewed, and **a negative declaration regarding SEQR was issued**. As a lot line is a type of subdivision, \$75 application fee was collected. After further review by the Board, Ms. Purinton motioned to approve the lot line adjustment, Ms. Lutz seconded the motion, all were in favor and **the lot line adjustment was approved**.

PETER AULD

Lot Line Adjustment

Crest Lane

Mr. Auld presented a letter from the ZEO supporting his original application. **A unanimous negative declaration regarding SEQR was issued**. Mr. Boyles motioned to approve combining four lots into one on Mr. Auld's property, Ms. Lutz seconded the motion, all were in favor and **the lot line adjustment was approved**. Mr. Auld's SEQR form and check were collected by the Clerk. A letter of approval was issued immediately to Mr. Auld to present at other levels.

ANCRAM FIRE DISTRICT

Mr. Boyles recused himself from deliberations as he represents the Fire District to the Board. Mr. Boyles said the Ancram Fire District had the property surveyed for the proposed lot line adjustment it would like to accomplish, which would join the former Tavern land with the Fire District property. Mr. Sigler suggested the Fire District have the surveyor make a new map with all the "old" lines erased, showing new lot boundaries and bring it in to be signed.

OPEN AREAS DEVELOPMENT LAW

Some discussion ensued regarding the ongoing issue of revising the existing Open Areas Development Law (OADL) for the Town and future proposals. Board members offered their comment on the issue. Ms. Purinton said the current law is poorly written. The Chair said we should collect all members' suggestions and give them to the Town Attorney to review. Ms. Purinton suggested the Board review the law after the Comprehensive Plan is acted upon by the Town Board. Mr. Stickle raised the issue of how to help Mr. Morey meanwhile. Mr. Sigler said the Board cannot do anything for Mr. Morey until the law is changed. Ms. Purinton reiterated that Mr. Morey should come back to the Board and do a subdivision in the most economical way possible. Mr. Sigler said he would draft a suggested rewrite of the OADL. The Chair asked that everyone still submit their suggestions via email to the Chair before the next meeting.

Mr. Boyles motioned to adjourn, Ms. Purinton seconded the motion, all were in favor, and the meeting was adjourned at 9:27PM.

Suzanne Bressler, Clerk