

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
June 4th, 2015**

**Board Members Present:** John Ingram (Chair), Dennis Sigler, Terry Boyles, Jamie Purinton, Joe Crocco, Erin Robertson, Ann Rader (alt), Colleen Lutz (clerk)

**Board Member(s) Absent: James Stickles, Bob Roche**

**Additional Present:** Stuart Farr, Donna Peck, Bethany Ralph, Gerry Marcus, Janice and Jim Miller

On June 6th, 2015 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by Chair John Ingram.

The previous month's minutes were reviewed by the Board. A motion was made by Erin Robertson 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 correspondence to the Board.

**Agenda Items:**

**NEW BUSINESS**

**Gerry Marcus**

**Parcel ID's 197.1-1-32, 197.1-1-33, 197.1-1-34**

The applicant provided an updated survey which showed the proposed locations of the expunged property lines. No additional changes were made to the sketch plan.

The Chair asked if the board members had any additional questions.

The Chair opened the public hearing as asked for public comment. There were no additional comments from the public.

Joseph Crocco made a motion to close the public hearing. The motion was seconded by Terry Boyles and the board unanimously voted in favor of the motion.

Joseph Crocco made a motion to enter a negative declaration to the NYS SEQRA review. The motion was seconded by Erin Robertson and the board unanimously voted in favor.

Terry Boyles made a motion to approve the lot line consolidation with no further conditions. The motion was seconded by Joseph Crocco and the board voted unanimously in favor. James Stickles and Bob Roche were absent.

All fees were paid.

**James and Janice Miller**  
**Parcel ID 213.-1-92**  
**3195 State Route 82 Ancramdale, NY 12503**

Mr. and Ms. James Miller appeared before the Board for a public hearing. They intend to subdivide their 14 acre parcel into 2 parcels, one parcel of 11 acres and a second parcel of 3 acres.

There were no additional changes made to the sketch plan however a note was placed on the map that the maximum number of parcels is 4, therefore an open space conservation subdivision will not be required.

The surveyor also included the density calculations on the map.

The Chair asked if the Board had any additional questions for Jim.

The Chair opened the public hearing. There were no additional comments from the public.

Dennis Sigler made a motion to close the public hearing. Jamie Purinton seconded the motion and the board unanimously voted in favor.

Joseph Crocco made a motion to enter a negative declaration to NYS SEQRA review. Dennis Sigler seconded the motion and the Board voted unanimously in favor. James Stickles and Bob Roche were absent.

All fees were paid.

**Stuart Farr Hudson Valley Hops and Grains, LLC**  
**Parcel ID 205.-1-19.11**  
**State Route 82 and Roche Drive Ancramdale, NY 12503**

The applicant appeared before the board, to continue his special use permit application for a free standing solar array to power a well pump for agricultural purposes. He stated that there had been no changes to the application. The Board went over the maps and the size of the poly tank. There were no additional questions from the board.

The Chair opened the public hearing.

Terry Boyles made a motion to close the public hearing. The motion was seconded by Erin Robertson and the Board voted unanimously in favor.

Erin Robertson made a motion to enter a negative declaration to NYS SEQRA review. Terry Boyles seconded the motion, the Board voted unanimously in favor.

Joseph Crocco made a motion to accept and grant the permit without additional conditions. Erin Robertson seconded the motion and the Board voted unanimously in favor. James Stickle and Bob Roche were absent.

All fees were paid.

**John Timlin**

**Parcel ID 198.-1-33**

**1175 County Route 3 Ancramdale, NY 12503**

Bethany Ralph ESQ. appeared before the board to present the application of John Timlin for an abbreviated site plan review. Ms. Ralph explained that Mr. Timlin would like to farm his own land and he needs to have a barn to store his equipment.

The Chair asked how the site visit had been.

Ms. Purinton stated that only she and Ann Rader had been in attendance. She felt no improvements could be made to the existing driveway due to its proximity to the wetland. She also noted that the driveway seemed sufficient for vehicles and supplies used in construction of the barn.

Ms. Ralph stated that Mr. Timlin had submitted a letter of his intentions and description. She also noted that if it is an equipment shed, it should be permitted.

Mr. Crocco stated he was concerned that just because you own your own land you don't just become a farmer. There are rules, regulations and paperwork which need to be followed and completed to be recognized by the state as a farmer. He also stated he was concerned about the setback as noted in page 43 footnote 12 of the Lot Dimension Schedule. He asked where the abutting house was located as that would determine which property line this setback applies to.

Ms. Purinton stated she felt the barn appeared to be about 20ft from the lot line with the abutting house, however it must be clarified.

Ms. Ralph stated that if he can't meet the setback on this parcel, he might need to move the structure to lot # 6 which currently had silos on it.

The Chair stated that even if he moves the structure it will still need to comply with the same dimensional standards.

Ms. Purinton stated that the road might be an issue. The structure, as it is currently proposed, will use the preexisting road and it will lead right up to the structure with little to no modification. Right now he is out of the wetland buffer. If he were to move the structure, he might encroach on the wetland which has two significant vernal pools.

The Chair stated that if he remains at the current location he would need an area variance to be closer to the lot line than 200ft as described on page 43 footnote 12 of the Town of Ancram Zoning Law.

The Board stated that overall the current location was good. It was well hidden and the applicant plans to put up additional screening.

Mr. Boyles asked if the applicant had thought about possibly moving it the other parcel (#6).

The Chair stated he would like to have correspondence from John Lyons Esq., the town's land use attorney, to make sure that the Board is proceeding properly.

The Clerk stated that she had spoken with John and hoped by the middle of the month to have a response in writing from him.

Ms. Purinton stated that the parcel is for is in the SCOZ (Scenic Corridor Overlay Zone). She stated that there as certain guidelines for the construction of buildings in this zone. The ZEO will be aware of the guidelines as well.

Dennis Sigler made a motion to continue the ASPR, Terry Boyles seconded the motion and all members were in favor. James Stickles and Bob Roche were absent.

Ms. Ralph purchased a zoning book with binder for \$25.00.

**Thomas Diaz-Special Use Permit**  
**Parcel ID 205.-1-34**  
**114 Poole Hill Road Ancram, NY 12502**

Mr. Diaz applied for a special use permit to place a storage unit on this property for more than 120 days. He stated the unit was a 40 X 70 Ft. shipping container/ storage unit.

Mr. Boyles clarified if it was attached to the ground.

Mr. Diaz stated it was not.

Mr. Sigler asked why he couldn't just call it a shed.

The Chair stated that the application will require a public hearing.

Mr. Diaz stated that he needed the extra storage and didn't want to put an addition on his house.

Ms. Purinton asked when the structure is considered permanent. Will he need to renew? Is it like a storage pod?

The Chair stated that the structure will be considered permanent until the use changes. He should not need to renew every 1 or 3 years. He also felt the difference between it being a storage pod or shed was that generally, storage pods are rented, sheds are purchased.

Mr. Sigler suggested that the applicant put in a roof vent to promote air flow which will reduce condensation.

Mr. Crocco stated that the applicant should make sure the container is level.

The Chair stated that the parcel is in the (AH/R) Ancram Hamlet Residential.

Mr. Diaz stated that is outside of the setbacks as listed in the Lot Dimension Schedule (page 43).

The Chair asked if it would be okay for members of the Board to visit the site.

Mr. Diaz agreed and stated he would stake out the shed. He asked that people call first to make sure he is home.

The Chair stated that the public hearing will be July 2<sup>nd</sup>, 2015 at 7:00PM.

**ZBA Referral- Stockl**  
**Parcel ID 198.-1-6.200**  
**Weed Mine Road Ancram, NY 12502**

Ms. Purinton recused herself from the discussion on this application due to a financial relationship between herself and the applicants.

The Board decided that they suggest approving the variance, as it does not change the overall neighborhood character.

Mr. Crocco stated that he believed that the applicant may not have needed a variance because the steps are an architectural design element. However it was the discretion of the ZEO.

**Additional Business**

The Board had some additional questions for the ZRC, Hugh and Nan.

1. What is the definition of an equipment shed or storage shed?
2. Should there be a cap on 10% setback as listed on page 43, footnote 12?

A motion to adjourn was made at 8:00 PM by Terry Boyles and seconded by Erin Robertson. The board members unanimously agreed.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram