

**Ancram Planning Board
Meeting Minutes – October 2, 2008**

Present:

Jamie Purinton, Chair
Dennis Sigler
James Stickle
Colleen Lutz
Madeleine Israel
Donald MacLean
Suzanne Bressler, Clerk

Also Present:

Tal Rappleyea, Asst County Attorney
Linda Chernewsky, Morris Associates
Franklin and Jennifer Nickerson, Westfall Rd.

Absent:

Terry Boyles
B. Docktor

The Chair called the meeting to order at 7:31 P.M. The minutes of September's meeting were reviewed. Mr. Sigler motioned for approval of the minutes, Ms. Lutz seconded the motion, and the minutes were approved.

SIGLER

Lot Line Adjustment

**Hall Hill Road
213-1-02; 205-1-58.111**

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 currently owns both pertinent lots on either side of the road, but the new road would cause a sliver of the property on one side of the road to be separated from its main parcel on the other side of it. Mr. Sigler said he wanted to adjust the lot line to avoid this vexing anomaly. The proposed lot line adjustment would move one parcel's property line to allow for the lands on either side of the new road to be parcels in and of themselves on their own sides of the road. Land on either side should belong to that side's parcel, for convenience to all current and future owners. At the August meeting, Mr. Sigler presented his sketch plan and it was approved. This meeting, Assistant County Attorney Rappleyea presented more detailed maps and submitted the application and short SEQR form. The Chair set a public hearing for November and the applicant was duly instructed.

BISHOP

Area Variance Application (Recommendation)

**197.1-2-39
82 Woodlawn Ave., Lower Rhoda**

Stephanie Bishop would like to build a home in place of her existing home and in doing so, would encroach on a side yard setback. The house would rest differently, but wouldn't be larger than it is currently. The Board evaluated the plan and application at the September meeting to make a recommendation to the Zoning Board of Appeals, but, due to lack of design detail, could not issue a recommendation. This meeting, Ms. Chernewsky, the designer, was present to show more detailed plans and answer questions.

Members of the board expressed individual concerns, the Chair summarized them and then read it back as follows: The Planning Board recognizes that many homes in this section of Ancram are on nonconforming lots and this lot in particular has a very nonconforming west side. With the new design, the home would allow for as little as one foot wide access on the west side, which would make maintenance there very difficult without trespassing on a neighbor's property. If the owner could explore a deeded easement on west side of the house for maintenance, it would be prudent. Overall, the house is an improvement, but that one foot side yard is an issue. Mitigating that issue would be best. The Planning Board will not issue a recommendation, but will submit an opinion stating that concern.

Mr. Sigler made a motion to adjourn the meeting, and the motion was seconded by Ms. Israel. The Chair adjourned the meeting at 8:36 P.M.