

**Ancram Planning Board
Meeting Minutes – November 6, 2008**

Present:

Jamie Purinton, Chair
Dennis Sigler
Madeleine Israel
Donald MacLean
B. Docktor
Suzanne Bressler, Clerk

Also Present:

Brent Stack, Columbia County Attorney

Absent:

James Stickle
Colleen Lutz

The meeting was called to order at 7:30pm. Mr. MacLean made a motion to accept minutes of the previous meeting, Mr. Boyles seconded the motion, all were in favor and the minutes were approved.

WESTFALL

OLD BUSINESS

The Nickersons of Westfall Road had emailed the Chair regarding issues with the long form Environmental Impact Statement filled out by the applicant and the Board prior to conditional final approval of Westfall Road LLC's application for a minor subdivision. Copies of the emails were distributed and the Chair shared the Nickerson's concerns with the Board. Discussion of the source of utilities service for the new Westfall development ensued.

SIGLER

Lot Line Adjustment

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

Mr. Sigler recused himself from the Board while his application was considered. Don MacLean made a motion for a negative declaration regarding SEQR. Madeleine Israel seconded it, all were in favor and the motion was approved. A check for \$75 covering application and administrative publication fees will be sent to the Clerk.

The Chair opened public hearing, and stated that the hearing would be continued through the following month's meeting, as notice of the hearing would be posted prior to the next meeting. Abutting owners had all been notified by certified mail, and receipts were presented to the Chair by Brent Stack of the Columbia County Attorney's Office.

Mr. Boyles asked if Mr. Sigler would be the only property owner at the specified site at the time of the lot line adjustment. Mr. Sigler said yes, and that the road should still be the dividing line between two parcels in the future. Mr. Boyles asked if Mr. Sigler owned the property all the way around the cemetery at that location. Mr. Sigler said the Town would have to take ownership as the site is abandoned. Mr. Boyles asked Mr. Sigler if he would be willing to sell that parcel. Mr. Sigler said he spoke to Gerald Simons about it years ago. Mr. Boyles said he was concerned about it because the cemetery is almost out of money. Mr. Boyles said his parents bought a plot there many years ago. Mr. Sigler said that when no one takes care of the cemetery, the Town would have to. He said he was working on putting in a family cemetery there and then anything left over would be for the Town since perpetual care is a challenge and a concern.

Mr. MacLean made an official motion to continue the public hearing at the December Planning Board meeting. Mr. Boyles seconded the motion, all were in favor, and the motion was approved. As abutting owners had already been notified, additional letters would not need to be mailed to them as long as notice was posted in the official Town newspapers.

Mr. Boyles motioned to adjourn the meeting, Ms. Israel seconded the motion, all were in favor, and the meeting was adjourned at 7:50pm.

Suzanne Bressler, Clerk