

Planning Board
Town of Ancram
May 1st, 2008

Present:

Jamie Purniton, Chair
Colleen Lutz
James Stickle
Terry Boyles
Dennis Sigler
Barbara Docktor

Also Present:

Marie McDermott
Joseph McDermott
Tyran McDermott
John Ingrams
Keith Morey
James Wright
Emily Sartor
Robert Higgins

Not present:

Don Maclean
Madeline Israel

The meeting was called to order by the Chairperson Jamie Purinton at 7:30 PM

A motion was made by Ms Lutz to accept the April 3rd meeting minutes. The motion was seconded by Mr. Stickle and the meeting minutes were approved.

OLD BUSINESS

Abramsen

On the April 3rd meeting of the planning board, The Chair read a letter from Ms Gilmor. Ms Gilmor was inquiring about the status of the Abramsen subdivision on East Ancram Road. Ms Gilmor is an abutting property owner to the current parcel.

The Chair informed the board that more than 6 months had passed since the applicant was required to file the proper paperwork for final plat approval.

Mr. Sigler stated that the applicant should file for a continuance of the proceedings.

The chair stated that she agreed with Mr. Sigler and that she would notify both parties.

Westfall Road LLC Sketch Plan for Major Subdivision 196.00-01-59

The Chair updated the board about the Westfall LLC subdivision. Ms Purinton stated that the group was continuing with the long form SEQR process. As per her conversation with the town attorney and the town supervisor, the town board is responsible and has determined that the road is safe and passable.

Mr. Sigler stated that the town cannot make that assumption.

The Chair also stated that there has been an \$8,000.00 escrow account formed for the project and that the Sketch plan has been to the Town Engineer for evaluation.

NEW BUSINESS

McDermott Sketch Plan for Major Subdivision

Mr. and Mrs. McDermott submitted plans for a minor subdivision of their current property located at 14 East Ancram Road.

Mr. Sigler stated that this subdivision was actually a major subdivision because the McDermott's current parcel had been created from the previous subdivision of Maple Tree Farms (William Sr. and Marjorie Lutz). However, Mr. Sigler stated that although the subdivision is major, the board can proceed and conform to the guidelines of a minor subdivision.

Mr. Sigler made a motion that the documents to be submitted should be the same as a minor subdivision. The motion was seconded by Mr. Boyles.

The Chair noted that the shape of the parcel would need to be adjusted because the depth of the parcel should not be more than twice the width according to the town zoning ordinance.

Mr. McDermott stated that he had shaped the parcel to maintain equal parcels for his children. He noted that he would reshape the property lines to accommodate the zoning ordinance, and maintain 200 ft of road footage.

The Chair explained that the applicants could submit maps with 10 ft contour intervals instead of 2 ft.

Mr. Sigler noted that Mr. and Mrs. McDermott needed to notify all abutting property owners of the pending subdivision. They can use the tax map addresses to send out notification. The notification should be sent out via certified mail no later than 14 days before the required public hearing.

The Chair gave Mr. and Mrs. McDermott the list of requirements and instructions. The Chair also noted that the final submission should also include the driveway access point. A perk test will need to be completed for the Board of Health approval.

Mr. Boyles made a motion to approve the sketch plan. The motion was seconded by Mr. Stickle.

Wright and Sartor Sketch Plan for Major Subdivision

The Chair recused herself, Mr. Sigler will run the meeting.

Mr. Boyles questioned the size of the parcel.

Ms Purniton stated that the subdivision is 6 acres. She also noted that DEC wetland is adjacent to the proposed subdivision. She suggested that the area should be flagged.

Mr. Sigler asked the intended use of the proposed parcel.

Ms Purniton stated the intended use is for building.

Mr. Boyles questioned the amount of road frontage the proposed parcel would have.

Mr. Sigler measured the distance to be 150-175 ft road frontage, relative to the scale of the map.

Mr. Boyles noted the property had good road visibility.

Ms Purniton noted that there will be a 150 ft setback from the river.

Mr. Boyles made a motion to grant sketch plan approval. The motion was seconded by Mr. Stickle.

Mr. Wright asked whether the whole parcel should be re-surveyed.

Mr. Sigler stated that they could use a tax map for the whole parcel, and then survey only the area of the subdivision.

Mr. Wright questioned whether the remaining 22 acre parcel could be further subdivided into 6 acre parcels.

Mr. Wright and Ms. Sartor stated that they are continuing to rent the land out to local farmers.

Mr. Higgins noted that the land is good farming property.

Mr. Sigler stated that it may be a possibility to subdivide in the future.

Keith Morey

Walk-In Pat's Road Subdivision Inquiry

Mr. Morey appeared before the planning board inquiring about the possibility of a proposed subdivision of the property he owns currently with Mr. Ernie Slater. Mr. Slater is deeded 4 acres and Mr. Morey is deeded 14.5 acres of the current 18.5 acre parcel. Mr. Morey would like to subdivide the parcels to create one 14.5 acre and one 4 acre parcel.

Mr. Sigler stated that although the subdivision would be major, the board can proceed and conform to the guidelines of a minor subdivision. The current parcel had been formed by a previous subdivision.

Mr. Morey stated that they paid taxes based on 21 acres, but the parcel was surveyed in 1973 to 18.5 acres.

Mr. Boyles stated that there must be a driveway maintenance agreement between Ernie Slater as there is a shared driveway.

Mr. Morey stated he was not aware of a current driveway maintenance agreement.

Mr. Sigler then said that because Ernie Slater is a co-owner of the current parcel, he must be involved in the entire process and record his approval.

Mr. Boyles noted that Ernie Slater should have his 4 acres surveyed. He also stated that Mr. Morey should have his 18.5 acres surveyed, so that each portion of the current parcel can be delineated.

The Chair said that the parcel could be subdivided to show Mr. Slater's 4 acre piece separate.

The Chair stated that the subdivision can happen only with Mr. Slater's permission, because he is a co-owner of the current parcel. She said that they need to have an agreement with Mr. Slater to subdivide the parcel.

Mr. Sigler said that there is already one right-of-way permitted on the driveway. Only one right-of-way is allowed. If the inquiry continued as proposed, it would require four right-of-ways which may propose problems in the future

Special Use Permit

O and G Industries INC

The DEC has approved the continuance of the special use permit for O and G Industries INC. The Chair stated that they have been very cooperative even though they are in the scenic corridor. Mr. Stickle noted that this should be considered case by case.

Additional Business

The Chair requested that a Vice-chair be appointed.

A motion was made by Ms. Docktor to appoint Ms. Israel as the Vice-chair. The motion was seconded by Mr. Boyles.

A motion for adjournment was made by Ms. Lutz and seconded by Mr. Stickle. The meeting adjourned at 8:45 PM.

Colleen Lutz