

**ANCRAM PLANNING BOARD
MEETING MINUTES
February 4th, 2016**

Board Members Present: James Stickles, Joe Crocco, Terry Boyles, Ann Rader (alt), Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt)

Board Member(s) Absent: Erin Robertson, Dennis Sigler

Additional Present: Libby McKee, Ken Faroni, Eric Corvell, James Cooper, Robert Cooper

On February 4th, 2016 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair.

The previous month's minutes were reviewed by the Board. A motion was made by Terry Boyles to accept the minutes. The motion was seconded by Bob Roche and the board unanimously voted in favor to accept the minutes.

Agenda Items:

OLD BUSINESS

**Libby McKee
1348 State Route 82
Ancram, NY 12502
205.3.-1-26.112 and 205.3.-1-26.122**

Ms. McKee was in attendance. She explained that she wished to create one contiguous lot, therefore expunging the line between the lot with the house and the one without. This will reduce the number of buildings in the town center.

The Chair asked for additional Board comment and comments from the public. There were no additional comments from the public or the Board.

Terry Boyles made a motion to close the public hearing, James Stickles seconded the motion and the members present voted in favor.

James Stickles made a motion to declare a negative declaration to the SEQRA. Terry Boyles seconded the motion and all members present voted in favor.

Joe Crocco made a motion to accept the lot line removal plat as presented. James Stickles seconded the motion and all members present voted yes.

O & G industries

**112 Wall Street
Torrington, CT 06790**

Ken Faroni, representative for O & G submitted an application to the Town of Ancram Planning Board to renew a special use gravel permit. They would like to make a two year renewal. He stated that the mine operation for a two week period and excavated approximately 22,000.00 yards of material from the site. He also stated that he has been submitting quarterly groundwater monitoring results for longer than the required time and is requesting that the requirement be waived. He also noted that the NYS Dec had made a calculation error on the previous map however it has since been corrected. He stated that they will not approach the 5 year depth until October 2017.

Mr. Faroni stated that they will continue to maintain the visual screen of vegetation along Route 22. All processing is done off site at the main facility in Dover Plains.

Mr. Faroni submitted a check for the remaining fees.

The Chair opened the public hearing and asked for comments from the public.

Mark Corvell a member of the public audience asked how many trucks are operated at the site.

Mr. Faroni stated that there are two trucks and one loader. The truck operators load their own trucks.

Mr. Corvell asked if there was fuel storage on site.

Mr. Faroni stated that there was no fuel storage on site.

Mr. Faroni stated that the company does permit a few abutting land owners to hunt on the property. The company really tries to work with the abutting property owners to make as little impact to their existence.

Terry Boyles made a motion to close the public hearing, James Stickles seconded the motion and all were in favor.

James Stickles made a motion to enter a negative declaration on the SEQRA process, Bob Roche seconded the motion and the board members present voted unanimously in favor.

Terry Boyles made a motion to approve the Special Use Permit continuing the conditions as set forth in the previous permit. The approval will expire 11/19/2017. James Stickles seconded the motion and all were in favor.

James Cooper
Commercial Site Plan Review

**2501 State Route 82
Ancram, NY 12502
Parcel ID- 205.-1-17.112**

Mr. Cooper and his brother Robert Cooper appeared before the Board to request an commercial site plan review for a home based auto repair business located at the above referenced parcel.

The Chair explained that the applicant had just recently built a pole barn by Conistoga Builders. He explained to the Board where the location of the building was.

Mr. Boyles asked the applicant if he had conveyed to the building inspector that he had wished to use the building for this purpose at the time of the building permit application.

Mr. Cooper stated that he had not planned to use the structure for a business when he had pulled the permit. He has informed the Building Inspector of the change in the use of the building.

The Chair stated that the parcel is located in the Business/Residential district and asked the applicant if the structure was complete.

Mr. Cooper stated that they were not complete, but were close. Mr. Cooper stated that they needed an electrical inspection and hoped to have it within the next week.

The Chair noted that the electrical standards are very different for an auto repair business as opposed to a standard residential garage.

Mr. Crocco asked if he would have lifts.

Mr. Cooper stated that there will be one lift.

Mr. Stickles stated that he believed that the building department can't give a C without the site plan review.

Mr. Crocco asked if the applicant had a method for disposing of waste oil.

Mr. Cooper stated that he will have it hauled away.

James Stickles made a motion to accept the application, Terry Boyles seconded the motion. All members in attendance approved.

The Chair gave the applicant the list of items that the site plan requires. He asked that the secretary file the documents for public hearing for the next meeting.

ADDITIONAL BUSINESS

Mr. Corvell appeared before the Board to ask a question about an addition he would like to do. He stated that he lived at 85 Boston Corners Road and his property bordered the Nosterkill. The addition will make the building closer to the stream.

Mr. Boyles asked if this was the only direction the addition could go.

Mr. Corvell stated he believed this was the only direction it could go.

The Chair stated that if Mr. Corvell brought in his survey the Board would look it over and give him some suggestions. He also suggested that he might consider having the wetland flagged.

A motion to adjourn was made at 8:15 PM by Bob Roche and seconded by John Ingram. The board members unanimously agreed.

Respectfully Submitted
Colleen Lutz
Planning Clerk, Town of Ancram