

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
July 7th, 2016**

**Board Members Present:** Terry Boyles, Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt), Ann Rader (alt), Erin Robertson, James Stickles, Dennis Sigler

**Board Member(s) Absent: Joe Crocco**

**Additional Present:** Wesley Chase, Theodore Guterman

On July 7, 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 Erin Robertson and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**Joel and Linda Moses  
7136 Corning Circle  
Boyton Beach, FL 33437**

Mr. Guterman was present to represent Joel and Linda Moses. He explained that Mr. and Mrs. Moses have a residence in the Long Lake that they purchased in 1999. He explained that their deed is for the land under the residence. They have an area around the residence is a limited common area for their sole use. In 2004 they put an addition on the residence that protrudes slightly (6 X 30) into the limited common area. He stated that they would like to enter a boundary line adjustment to include the footprint of the addition in the deed.

The Chair asked if the association was okay with this.

Mr. Boyles asked if the letter had been issued from the homeowner's association.

Mr. Guterman stated that he had a verbal agreement.

The Chair stated he would like a letter in agreement from the Long Lake HOA.

The Chair stated that a public hearing will be scheduled for next month which will give Mr. Guterman time to obtain a letter from the Long Lake HOA.

Ms. Robertson asked if this change will affect the Long Lake map as well.

The Chair explained that this type of transaction will not require the entire Long Lake subdivision to be resurveyed. The only area affected is lot 17 and its over dimensions remain the same; it is the deeded building envelope that changes.

Mr. Guterman asked why the public hearing wasn't waived.

Mr. Sigler stated that the planning board has the discretion to waive a public hearing.

The Chair stated that due to the complexity of the parcel and never having had this situation come up before, it was best to have the public hearing.

Terry Boyles made motion to accept sketch plan and schedule a public hearing for next month. James Stickles seconded the motion, all were in favor.

**Christopher Sommerhoff  
Boundary Line Adjustment  
428 Wiltsie Bridge Road  
Ancramdale, NY 12503**

Mr. Chase appeared before the Board on behalf of Christopher Sommerhoff. Mr. Sommerhoff currently owns two parcels of land which are 36.36 and 109 acres respectively. He would like to combine the two parcels and retain a six acre area around the farm house located at the corner of Wiltsie Bridge Road and Four Corners Road. The remaining lands will retain the current farm operation and tenant house.

Mr. Chase stated that he has put a note on the map that all building must be outside of the 100 FT buffer from watercourses. He has also noted all building may require a permit from the town. Additionally he noted that the road does not constitute a boundary line to be used for subdivision purposes.

The Chair stated that a public hearing will be scheduled for next month.

Dennis Sigler made a motion for Ancram to declare itself the lead agency. The motion was seconded by Terry Boyles. All members present were in agreement, motion carried.

Dennis Sigler made a motion to accept sketch plan approval. Erin Robertson seconded the motion and all members voted in favor. Motion carried.

A motion to adjourn was made at 7:40 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

