

**ANCRAM PLANNING BOARD  
MINUTES  
November 3rd, 2016**

**Board Members Present:** Terry Boyles, Palmer Irving (alt), Erin Robertson, James Stickles, Dennis Sigler, Erin Robertson, Ann Rader (alt), Joe Crocco, Bob Roche

**Board Member(s) Absent: None**

**Additional Present:** Wesley Chase, Tom Cromwell, Terry Goetz, Patrick Hackett, John Allee, Lisa Coons

On November 3rd, 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 James Stickles to accept the minutes. The motion was seconded by Terry Boyles and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**OLD BUSINESS**

**Mountain Top Farm  
Maria Luisa Jaidi  
3438 State Route 82  
Ancramdale, NY 12503  
Special Use Permit**

Although the applicant was not present at the meeting, the Chair explained to the board that upon council from Nan and John Lyons, the application would proceed as a High Impact Home Business and would still require a Special Use Permit. The public Hearing will be scheduled for the December 1<sup>st</sup> meeting. The criteria for the Special Use Permit will be determined based on the public input and the Zoning Laws of the Town.

**Columbia Land Conservancy/ Elizabeth Gilmore  
Overmountain and Carson Road  
New Scotland Farm  
Lot Line Adjustment and 2 lot Subdivision**

Wesley Chase and Tom Cromwell (Columbia Land Conservancy) submitted preliminary maps of the current New Scotland Farm property owned by Elizabeth Gilmore. He stated that since 1973 the portion of Overmountain Road that runs through the farm has been maintained as a private road.

Mr. Cromwell Stated that Ms. Gilmore would like to retain 44 acres and the rest may be given to the Columbia Land Conservancy (395 acres). Therefore portions of 3 lots will be combined into the CLC/Roundball Mountain Property, 35 acres retained by Ms. Gilmore, and there will be an additional small 9-acre lot created around the farm buildings.

Mr. Chase stated that he had put the deep tests of the other parcel on the map. He stated the road frontage will be on the private road. A right-of-way agreement will be drawn up by the CLC and submitted to the Board.

Mr. Crocco asked who owned the road.

Mr. Chase stated that Ms. Gilmore owns the road currently. The maintenance will be included in the right-of-way agreement.

Mr. Crocco asked about the width of the right-of-way.

Mr. Boyles stated that it should be 50 ft.

Terry Boyles made a motion to declare the Town of Ancram lead agency. The motion was seconded by Joe Crocco. The Board unanimously agreed.

Bob Roche made a motion to grant sketch plan approval. James Stickle seconded the motion and all were in favor.

The public hearing will be scheduled for December 1<sup>st</sup>, 2016.

**Gail Barringer/ Lawrence Moss- Lot Line Adjustment  
Maple Lane and County Route 8  
Ancramdale, NY 12503  
Parcel ID#’ s 220.1.-1-10 and 220.1.-1-11**

Mr. Chase, representative for the applicants provided the sketch plan maps for the lot line adjustment. He stated that they were non-conforming pre-existing lots in an 2 acre lot zoning. The parcels are roughly the same size but the common lot line in between the parcels is very irregular. They plan to create a more regular line between the two parcels.

Mr. Boyles agreed that this was a lot line adjustment because there will be no new lots created.

Mr. Sigler questioned if the application would need to be referred to the ZBA because of the current distances of the houses to the lot line. By adjusting the lot lines, will they be too close to a boundary.

The Chair stated that he did not think so but would talk to Mr. Lyons about the legality of that because it could happen in other instances.

Terry Boyles made a motion to declare lead agency. James Stickles seconded the motion. The Board voted unanimously in favor.

Terry Boyles made a motion to grant sketch plan approval. Joe Crocco seconded the motion and all were in favor.

The public hearing will be scheduled for the December 1<sup>st</sup> 2016 meeting.

**ZBA REFERRAL**  
**Goetz/Vaccaro Area Variance**

Mr. John Allee and Patrick Hackett PE from Allee Designs went over the area variance application for the Board. They explained the maps and locations of the existing and new portions of the house. They also explained where the new septic would be located.

Ms. Robertson asked what mitigation the applicants plan to do to protect the stream. She suggested that they might want to consider less lawn and create a 25ft buffer from the stream.

Mr. Allee and Mr. Hackett stated that they plan to create as little disturbance as possible as well as silt fence during the construction to reduce sedimentation. The only tree they plan to remove is a cherry tree.

The Chair stated that project seemed to reduce the degree of non-conformity.

The Chair stated that he will send a recommendation of approval back to the ZBA.

A motion to adjourn was made at 8:30 PM by Terry Boyles and seconded by Bob Roche. All were in favor.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram

