

**ANCRAM PLANNING BOARD
MINUTES
May4th, 2017**

Board Members Present: James Stickles, Dennis Sigler, John Ingram, Bob Roche Terry Boyles, Erin Robertson, Palmer Irving (alt)

Board Member(s) Absent: Joe Crocco, Ann Rader (alt)

Additional Present:

On May 4th, 2017 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. Terry Boyles motioned to approve the minutes from April 6th, 2017. The motion was seconded by James Stickles. Motion carried.

Agenda Items:

Four Partners Land Co.,
Tabled waiting on perc test

Jennifer Berne, 83 Westfall Road, Ancram, NY

Ms. Berne is requesting a lot line adjustment. She currently owns 13.779 acres with a house on Westfall Road and is purchasing an additional 5 acres to make 18.78 acres. The survey was completed by Lynden Chase. The public was given a chance to comment on the proposal. James Stickles motioned to close public hearing. Terry Boyles seconded. Motion carried. James Stickles made a motion to make a Negative Declaration. Bob Roche seconded. Motion carried. James Stickle made a motion for site plan approval. Bob Roche seconded. Motion carried.

Wilcox, 88 Roche Drive, Ancramdale, NY

The Wilcoxes are requesting a subdivision. Columbia Land Conservancy holds an easement; subdivision is permissible if greater than 50 acres. No perc test required. Ms. Wilcox had the names and addresses of adjoining landowners. Notices will be sent out to adjoining landowners for the public hearing, following sketch plan approval. Dennis Sigler motioned to declare the Planning Board lead agency. Terry Boyles seconded. Motion carried. James Stickles motioned to approve the sketch plan. Dennis Sigler seconded. Motion carried. The Planning Board will hold a public hearing on the subdivision at the June meeting. Following approval, the map must be filed with the county.

William Young, 987 County Route 3, Ancramdale, NY

Mr. Young is seeking an abbreviated site plan review for a storage and equipment shed on his property. James Stickles asked about the dimensions. Mr. Young responded that the shed would be 30 x 60. James Stickles said that the shed would be on the corner (the windy hill). Mr. Young has necessary approvals from the Columbia County Highway Department. The referral was made by building inspector Ed. Ferratto because the building is greater than 1,000 sq. ft. Mr. Young stated the required setbacks are 50' from the front, 60' from the back, and 25' from the side. Mr. Young stated the shed would be used to store equipment. Terry Boyles motioned to approve the abbreviated site plan. Bob Roche seconded. Motion carried.

A motion to adjourn was made at 7.48 PM by Terry Boyles and seconded by James Stickle. All were in favor.

Respectfully submitted,
John Hoffman
Secretary, Planning Board.
