

**ANCRAM PLANNING BOARD  
MINUTES  
November 2nd, 2017**

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

**Board Member(s) Absent:** Terry Boyles

**Others Present:** Ken Faroni (O&G Industries), Michael Hamilton (Homework Architects), Lyndon Chase (Lyndon Chase Surveyors), Michael Gershon (Applicant, resident)

On November 2, 2017 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

The previous meeting minutes were reviewed by the Board. Erin Robertson noted Bob Roche was present and Joe Crocco was absent and a typo. Bob Roche motioned to approve the minutes with corrections from October 5th, 2017. The motion was seconded by James Stickles. Joe Crocco and John Ingram abstained. Motion carried.

**Correspondence:** John Hoffman worked with John Ingram and Colleen Lutz to prepare a letter to the ZRC. The letter was sent to Hugh Clark of the ZRC.

**Conflicts Check:** The Chair, John Ingram, asked the board members if there were any matters on the agenda, which would require the members to abstain, there were none.

**Agenda Items:**

**Old Business:**

**Rima Grad**

Mike Hamilton, of Homework Architects, presented the proposal to the Planning Board. The applicant had received a Lot Line Adjustment and was now seeking an area variance to build a pool and addition from the ZBA. The ZBA has referred the matter to the PB for input. The existing house is non-conforming. The plans include two additions. John Ingram noted that the plans do not increase non-conformance. The board asked why the pool could not be moved further to the west. Mr Hamilton responded that the slope and the required buffer from the septic limits the ability to site the pool. Mike cited a letter that the DEC wetlands were on the other side of the lake so a DEC freshwater wetlands permit is not required. The Planning Board also noted the proposal included a temporary, silt fence and living/green roofs.

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John Ingram motioned to recommend the ZBA approve the area variance because the proposal does not increase the non-conformance. The motion was seconded by James Stickle. All in favor motion carried.

**Michael Gershon:**

The Gershons had previously received an Area Variance from the ZBA for a garage and a deck. They received a building permit from the Building Department to build the deck with the existing variance. However, they modified the plans and were now building a greenhouse and storage rather than the initial structure, for which they had received the variance. When they applied for a building permit it was referred to the ZBA for an area variance. The ZBA referred the application to the PB for input. During the review, the PB noted that because this was not a residence rather an accessory structure it conforms to 10' setback (Article IV B Table 2 Note 11) requirement. Therefore, it did not need an Area Variance. Dennis Sigler noted that the previous Area Variance should be revoked or abandoned.

**O&G**

Ken Faroni appeared on behalf of the applicants. The mine has only been mined lightly since the last Special Use Permit was issued. There are buffers along the road that have grown up and effectively screen the property from the road. Neighbors and other residents are allowed access to the property for hunting if they properly request permission. Additionally, the relationship with neighbors is good and oftentimes neighbors get rocks from the property.

John Ingram motioned to set the public hearing for Dec 7<sup>th</sup>, 2017. The motion was seconded by James Stickle. All in favor motion carried.

**LaCasee:**

Lyndon Chase appeared on behalf of the applicant. The applicant requires a lot line adjustment so the estate can be dispensed with in accordance with the wishes of the decedent. The new property line is along a railroad bed, will follow a stonewall, and avoids bisecting a wetlands. The existing lots have road access and the lot line adjustment will not negatively impact road access. The applicants have good clear title to the railroad bed on the property.

Joe Crocco motioned to grant sketch plan approval. The motion was seconded by Dennis Sigler. All in favor motion carried.

James Stickle motioned to set the public hearing for Dec 7<sup>th</sup>, 2017. The motion was seconded by Erin Robertson. All in favor motion carried.

Bob Roche motioned to make the Planning Board Lead Agency for Environmental Review. The motion was seconded by Dennis Sigler. All in favor motion carried.

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James Stickle motioned to close the meeting. Dennis Sigler seconded the motion. All in favor motion carried.

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Respectfully submitted,  
John Hoffman  
Secretary, Planning Board.

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