

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

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

Board Member(s) Absent: Terry Boyles, Ann Rader
Additional Present: Nancy Olyha, Andrew Howard, Lauren Howard

On February 2nd, 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. A motion was made by James Stickles to accept the minutes. The motion was seconded by Joe Crocco and the board unanimously voted in favor to accept the minutes.

Agenda Items:

OLD BUSINESS

**Stephen Olyha
31 Lake Shore Drive
Ancramdale, NY 12503
197.3.-1-41 and 197.3.-1-41
Lot line Adjustment**

Nancy Olyha presented the lot line adjustment/consolidation to the Board. She explained the overall lot configuration and explained that the structure on the newly acquired piece had been demolished. She submitted new surveys showing the consolidated parcels.

Mr. Crocco asked if the applicant had received a building permit to demolish the structure.

Ms. Olyha stated that they had done so through the Ancram building department.

The Chair asked for public comment on the application.

No public comment was issued.

Joe Crocco made a motion to close the public hearing, Bob Roche seconded the motion and all were in favor.

Joe Crocco made a motion to enter a Negative Declaration to the NYS SEQRA. Erin Robertson seconded the motion and all were in favor.

Dennis Sigler made a motion to accept the final plat as proposed. Erin Robertson seconded the motion and the Board was unanimously in favor.

NEW BUSINESS

Andrew and Lauren Howard
31 Skyline Road
Ancramdale, NY 12503

Andrew and Lauren Howard were seeking to obtain a Special Use permit to construct an outdoor wood furnace/boiler at their property in Ancramdale. Mr. Howard explained that he has ready access to firewood due to his profession and would like to take advantage of it. He explained that he had contacted a NYS Certified dealer/installer to have the work done.

Ms. Robertson asked what he intended to use the furnace for; heating and/or hot water.

Mr. Howard stated that he would be using it for both. He stated that he will have a regular furnace as well for backup.

Ms. Robertson stated that the town regulations state that you cannot use the furnace between May 15th and September 15th.

Mr. Howard stated that would be okay. He stated that he must follow the DEC regulations. The State requires the stack height to be 18 FT ground to top.

Ms. Robertson asked if the water lines are underground.

Mr. Howard stated that they were and that they needed to be insulated to prevent freezing.

Mr. Sigler stated that the setback from the lot lines is the same for any accessory structure.

Mr. Crocco asked how many acres were with the property.

Mr. Howard stated that there was approximately 6.08 acres.

Mr. Sigler suggested that the Board might like to have the ZEO write down where he is determining the road frontage to be. It will make a difference in figuring out the location and setbacks of the structure. All were in agreement.

Ms. Robertson stated that an accessory structure in the Ag zoning district has a 10 FT setback.

Joe Crocco made a motion to declare lead agency, James Stickles seconded the motion. All members present were in favor.

The Chair asked the homeowner to bring in the plot plan from Alvarez so that the distances could be verified.

The applicant agreed.

There were no additional questions from the Board.

A motion to adjourn was made at 7:30 PM by Bob Roche and seconded by Erin Robertson. All were in favor.

Respectfully Submitted
Colleen Lutz
Planning Clerk, Town of Ancram