

**ANCRAM PLANNING BOARD
MINUTES
April 5th, 2018**

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

Board Member(s) Absent: Terry Boyles

Others Present:

Marnie MacLean (resident applicant), David Valden (resident applicant), Kevin Jennings (resident applicant), Abby Jennings (resident applicant), Jane Dwy (resident applicant) Bob Reed (resident applicant), Pam Reed (resident applicant), D. Mosher (C & A representatives in support of Valden) Dan Russell (C & A representatives in support of Valden)

On April 5, 2018, 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. Dennis Sigler motioned to approve the minutes from March 1, 2018. The motion was seconded by Joe Crocco. Motion carried.

Correspondence: None

Conflicts Check: The Chair, John Ingram, asked if there were any conflicts. There were none.

Agenda Items:

Old Business: None

New Business:

Valden:

Subdivision

84 Blodgett Road, Ancramdale NY 12503

207.-1-1.11

Dan Russell, representing the applicants, presented the proposed subdivision. This is the first subdivision of the property since the zoning change was enacted. The mobile home on the property is currently being rented. The proposed subdivision is shaped in such a

manner as to avoid the alienation of farmland and the intrusion of a residential property into an existing agricultural lot.

Dennis Sigler motioned to declare the Ancram Planning Board Lead Agency for Environmental Review. James Stickle seconded the motion. All in favor, motion carries.

Bob Roche motioned to grant Sketch Plan Approval. Dennis Sigler seconded the motion. All in favor, motion passes.

A public hearing on the matter will be held on May 3, 2018 at 7:00 PM at the Ancram Town Hall

MacLean:
Subdivision
711 Wiltsie Bridge Road
205.-1-18

Marnie MacLean presented the proposed subdivision. The applicants have previously proposed a subdivision and had the parcel surveyed. The new lot, if approved, will be 12.5 acres. The old proposal was never approved. The Planning Board noted that the setbacks from the lot lines and from the well should be shown on the survey.

James Stickle motioned to declare the Ancram Planning Board Lead Agency for Environmental Review. Dennis Sigler seconded the motion. All in favor, motion carries.

Dennis Sigler motioned to grant Sketch Plan Approval provided applicants update the survey with setbacks from the lot lines and from the well. Erin Robertson seconded the motion. All in favor, motion passes.

A public hearing on the matter will be held on May 3, 2018 at 7:00 PM at the Ancram Town Hall

Meccariello:
Lot Line Adjustment
Hall Hill Road
219.-1-1, 219.-1-2, 213.-1-55

Tabled due to Applicant's absence

Reed:
Site Plan Review
1291 County Rt. 7
205.3-1-46

The applicants plan on opening a small store with office space on the second story. The applicants applied for a building permit to remove some of the exterior porches. During

the review of the building permit application the Building Inspector, Edward Ferratto, noted that a Convenience Store Requires Site Plan Review and approval under the Town of Ancram Zoning Law. Therefore, the application was referred to the Planning Board.

During the preliminary review the Planning Board noted that a Parking Plan was required. The number of spaces required needs to be determined. The Planning Board believes that the Building Inspector is the proper person to make that determination based on the Code. Additionally, the parking plan should include lighting.

Further, according to the Zoning Law, “An applicant may seek sign permit approval in conjunction with a special use or site plan application” (Ancram Zoning Art. V (20) (p) (2)) so the applicants will include a sign permit application.

The Planning Board also noted the applicant should review the existing septic and determine whether it meets any and all Department of Health requirements. The applicants will employ a surveyor and will map the proposed parking plan on a map.

James Stickle motioned to declare the Ancram Planning Board Lead Agency for Environmental Review. Dennis Sigler seconded the motion. All in favor, motion carries.

Bob Roche motioned to grant Sketch Plan Approval noting that prior to the public hearing the applicant will provide a parking and lighting plan, will apply for a sign permit, and will look into the existing septic, and have the property surveyed. Dennis Sigler seconded the motion. All in favor, motion passes.

The public hearing will be scheduled once the applicants provide the additional, required supporting material.

Bob Roche motioned to adjourn the meeting at 7:27 PM. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Respectfully submitted,
John Hoffman
Secretary, Planning Board.
