

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

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

Board Member(s) Absent: James Stickles,

Others Present:

Patrick Corbett (resident), Dianna Corbett (resident), Daryl Klein (resident), Kyle Montag (Lotus Energy representing Hague application)

On July 5th, 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 minutes from June 7, 2018 were reviewed by the Board. Terry Boyles motioned to approve the minutes from June 7, 2018. The motion was seconded by Dennis Sigler. Motion carried.

Correspondence:

Fred Berliner sent an email in support of the Hague application. The Hague application was referred to the Columbia County Planning Department.

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

Agenda Items:

OLD BUSINESS:

Hague

Special Use Permit for Ground Mounted Solar

213.-1-34.211

273 Hall Hill Road

Kyle Montag of Lotus Energy appeared on behalf of the applicant. He provided a survey map which was stamped by Dan Russel, as the Board had requested at the previous meeting, the map noted that the building footprints and setback lines for the ground mounted solar had not been surveyed by Mr. Russel but appeared to be correct. Additionally, he provided documentation from NYSERDA that the Annual Electrical Offset Associated with the system would be 74%, which conforms to the current Ancram

requirements. Further, he provided a letter from the Columbia Land Conservancy stating that the location was permitted by the terms of the conservation easement. The applicants seek approval for 20 panels, which will be 20 by 17 feet and approximately 15 feet at the highest point. The Town of Ancram allows for a maximum height of 25 feet.

Dennis Sigler motioned to close the public hearing on the application. Bob Roche seconded the motion. All in favor, motion passes.

Bob Roche motioned to declare a Negative Declaration for the Environmental Review. Dennis Sigler seconded the motion. All in favor, motion passes.

Dennis Sigler motioned to grant conditional approval pending findings from the Columbia County Planning Department. Joe Crocco seconded the motion. All in favor, motion passes.

Coons
Lot Line Adjustment
213.-1-34.211
Schoolhouse Road

The applicant was not present

NEW BUSINESS:

None

Dennis Sigler motioned to adjourn the meeting. Terry Boyles seconded the motion. All in favor, motion passes.

Respectfully submitted,
John Hoffman
Secretary, Planning Board
