

**ANCRAM PLANNING BOARD
MINUTES
November 1st, 2018**

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

Board Member(s) Absent: James Stickles, and Joe Crocco

Others Present:

Kevin Jennings, Abby Jennings, Jane Dwy, Pam Reed, Bob Reed, and Cynthia K. Elliott (PLS)

On November 1st, 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 October 4th, 2018 were reviewed by the Board. Edward Ferratto's name was spelled incorrectly. Erin Robertson corrected the spelling of Tahmin. Bob Roche's name was incorrect. Bob Roche motioned to approve the minutes from October 4, 2018 as amended. The motion was seconded by Terry Boyles. All in favor, motion carried.

Correspondence:

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

Agenda Items:

OLD BUSINESS: None

Bob Reed

Site Plan Review

1291 County Rt. 7

205.3-1-46

The applicant appeared before the Planning Board with updated maps, which included the engineered septic. The septic had been submitted to the county and the county responded with some recommended changes. The applicant's engineer will make the changes. The new septic will be located in the rear of the parcel. The applicant submitted plans for the sign. The applicant still plans to have two offices above the store.

John Ingram opened the public hearing.

Terry Boyles motioned to close the public hearing. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Terry Boyles motioned to make a Negative Declaration for the Environmental Review. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Dennis Sigler motioned to grant conditional approval with final approval conditioned on the comments from the County Planning Board and based on receiving final approval from the County Department of Health. The motion was seconded by Bob Roche. All in favor, motion, motion carried.

NEW BUSINESS:

Cynthia K. Elliot for Sukenik Living Trust UA
Subdivision
750 Hall Hill Rd
219.-1-15/219.-1-70

Cynthia Elliot is a land surveyor. Her clients own a parcel of land which is in the in the Town of Gallatin and the Town of Ancram. The owners of the parcel seek a one lot subdivision to remove the former caretaker's residence from the primary residence. Since both the existing residences are in the Town of Gallatin Ms. Elliot requested that the Town of Gallatin Planning Board be the lead agency. The portion of the parcel in the Town of Ancram includes a barn.

Dennis Sigler motioned that the Town of Ancram Planning Board decline Lead Agency for the Environmental Review. The motion was seconded by Terry Boyles. All in favor, motion carried.

Terry Boyles motioned to adjourn. The motion was seconded by Erin Robertson. All in favor, motion passes.

Respectfully submitted,
John Hoffman
Secretary, Planning Board
