

**ANCRAM PLANNING BOARD
MINUTES
December 6th, 2018**

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

Board Member(s) Absent: Terry Boyles,

Others Present:

Susan Silverman (Ancram Opera House), Nandor Sala (American Solar Partners) Ben Goldberg (American Solar Partners)

On December 6th, 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 November 1st, 2018 were reviewed by the Board. Erin Robertson motioned to approve the minutes from November 1, 2018. The motion was seconded by Bob Roche. All in favor, motion carried.

Correspondence:

The County did not have a quorum at their November meeting. As a result, the Reed application was not considered and will not be resubmitted since it was approved, with conditions, unanimously. Cynthia Elliott had communicated that the subdivision was completed by the Town of Gallatin in one meeting ; although it appeared certain procedural requirements were not followed.

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

Agenda Items:

OLD BUSINESS: **None**

NEW BUSINESS:

Ancram Opera House
Sign Permit
1330 County Route 7
205.3-1-22

Appearing on behalf of the Ancram Opera House Susan Silverman presented two designs for the proposed sign. Each design was 4 square feet. There is no setback requirement in the Ancram Hamlet Business Residential District. Of the two designs the design with the

down light was accepted. The board stated that the light should be used with a timer switch or a photo cell on/timer off.

The Board determined that environmental review was not required.

James Stickle motioned to approve the sign with the down light with the sign to be turned off by 10PM except on nights of events. The motion was seconded by Bob Roche. All in favor, motion carries.

Ronnybrook Dairy
Ground Mounted Solar
310 Prospect Hill Road
224.1-2.200

Nandor Sala and Ben Goldberg of American Solar Partners appeared on behalf of the applicants. They submitted additional documents showing that the proposed system would not provide 100% of the agricultural operations energy demand. The proposed location is sited behind an existing building; however, it will not be fully screened from all directions and angles. The system is comprised of 652 panels. The height of the panels will be 9 feet. The panels will not have tracking. Each row will be 16 feet wide. The panels have an expected lifespan of 25 years and the inverted is expected to last 20 years. The representatives stated that by that time secondary industries such as solar recycling companies will have sprung up, as has already occurred in Europe.

Dennis Sigler motioned to declare the Planning Board Lead agency for the purposes of environmental review. The motion was seconded by James Stickle. All in favor, motion carries.

James Stickle motioned to set the public hearing for Thursday, January 3, 2019, at 7:00 PM. The motion was seconded by Bob Roche. All in favor, motion carries.

LaCasse
Subdivision
1675 County Route 7
205-1-5

Jimmy Stickle recused himself to present on behalf of applicant Estate of LaCasse. The Board had previously approved lot line adjustment on the parcels in 2017. Mr. Stickle presented a map of a proposed subdivision.

Bob Roche motioned to grant sketch plan approval for the proposed subdivision. The motion was seconded by Erin Robertson. All in favor, motion carries.

Bob Roche motioned to declare the Planning Board Lead agency for the purposes of environmental review. The motion was seconded by Erin Robertson. All in favor, motion carries.

Bob Roche motioned to set the public hearing for Thursday, January 3 2019 at 7:00 PM. The motion was seconded by Erin Robertson. All in favor, motion carries.

Bob Roche motioned to adjourn. The motion was seconded by Erin Robertson. All in favor, motion carries.

Respectfully submitted,
John Hoffman
Secretary, Planning Board
