

ANCRAM PLANNING BOARD
October 6th, 2016
MINUTES

Board Members Present: Terry Boyles, Colleen Lutz (clerk), Palmer Irving (alt), Erin Robertson, James Stickles, Dennis Sigler, Erin Robertson

Board Member(s) Absent: Ann Rader (alt), John Ingram, Bob Roche

Additional Present: Dan Russell, Maria Luisa Jaidi, Wesley Chase, Tom Cromwell, James Miller, Lorrie Snyder, David Carmen, Larry Goldberg

On October 6th, 2016 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 Erin Robertson to accept the minutes. The motion was seconded by Terry Boyles and the board unanimously voted in favor to accept the minutes.

Agenda Items:

OLD BUSINESS

Lorrie Snyder
State Route 82
Ancramdale, NY 12503

Ms. Snyder submitted revised maps to the board. The maps were revised to remove the label "preliminary". She reviewed the plan with the Board and showed where the new lot lines will be located.

The Vice Chair invited the public to view the maps.

Terry Boyles made a motion to open the public hearing, the motion was seconded by James Stickles. All members were in favor.

Mr. David Carmen, a member of the public, submitted a copy of the Ridge Line law. He stated that he had moved to the area to look at the landscape and enjoy the beauty of the area. He also submitted a Google map showing some of the activities occurring on the parcel. He also asked that Terry Boyles recuse himself from voting as he had worked for Ms. Snyder.

Mr. Boyles agreed and recused himself.

Mr. Carmen stated he felt that the application was a subdivision.

The Vice Chair explained that the action was a type of subdivision called a “lot line adjustment”. It follows most of the procedure of a subdivision, however it does not create a new lot(s), therefore it is not a true subdivision.

The Clerk stated that she had received a letter from John O’Toole and he requested that it be read at the hearing. She read the document, please see attached.

James Stickles made a motion to close the public hearing and it was seconded by Joe Crocco. The board members voted unanimously to close the public hearing.

Mr. Crocco stated he understood that the neighbors were not pleased with the activities happening on the parcel, but felt it was out of the jurisdiction of the Planning Board. He suggested Mr. Carmen speak with the ZEO.

Joe Crocco made a motion to enter a Negative declaration and approve the application as presented. James Stickles seconded the motion and the remaining members voted in favor. Terry Boyles had recused himself.

Millerhurst Farm Partners
State Route 82
Ancramdale, NY 12503

Mr. Russel presented the new drawings which now included the driveway entrance.

Mr. Crocco stated that the driveway is quite steep.

Mr. Russel and Mr. Miller stated the steepness was caused by the remnant of the road cut. Mr. Russel stated that it was really the only place to install the driveway. He also stated that the applicants had decided to only create two parcels. Parcel 1 is on both sides of State Route 82, parcel two is only 3 acres.

Mr. Boyles made a motion to open the public hearing, Joe Crocco seconded the motion. The motion unanimously carried. Mr. Goldberg, abutting property owner, inspected the maps. He asked where the building was being situated. Mr. Miller stated that they had no plans to build at this time.

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

Terry Boyles made a motion to enter a Negative Declaration to the SEQRA Parts 2 and 3. Joe Crocco seconded the motion and the Board members voted unanimously in favor.

James Stickles made a motion to approve the two lot subdivision as proposed. Terry Boyles seconded the motion. The Board member unanimously voted to approve the subdivision.

**Mountain Top Farm
Maria Luisa Jaidi
3438 State Route 82
Ancramdale, NY 12503
Special Use Permit**

Ms. Jaidi submitted new maps to the Board which delineated the area of the sanitary facilities as well as an area for parking. She stated that she plans to have the cars park in the lower fields off of route 82 south and bus people up to the site. This would allow for easy emergency and handicapped access to the site.

Mr. Boyles questioned whether this was actually a Special Use Permit as many other people rent out their property with no additional permits.

The Vice Chair stated that he would like to have the town's consultants, Nan Stoltzenburg and/or John Lyons ESQ review the application.

Ms. Jaidi submitted an escrow account in the amount \$1000.00 for the board to use for consulting fees on this application.

**Columbia Land Conservancy/ Elizabeth Gilmore
Overmountain and Carson Road
New Scotland Farm
Informational**

Wesley Chase and Tom Cromwell (Columbia Land Conservancy) submitted maps of the current New Scotland Farm property owned by Elizabeth Gilmore. He stated that since 1973 the portion of Overmountain Road that runs through the farm has been maintained as a private road.

Mr. Cromwell Stated that Ms. Gilmore would like to retain 35 acres and the rest may be given to the Columbia Land Conservancy (395 acres). There will be an additional small 9-acre lot around the farm buildings.

Mr. Chase stated that he had put the deep tests of the other parcel on the map.

Mr. Boyles questioned if the action was a minor or major subdivision. He recalled that there had been a land swap between Ms. Gilmore and Mr. Abrams in 201.

Mr. Crocco asked where the road frontage would be for the new 9-acre parcel.

Mr. Chase stated that he would propose a right of way over the 35-acre parcel.

Mr. Crocco stated that the access looked like more than 500ft therefore an emergency apparatus turnout. He suggested that they consider adding the right of way to the parcel it serves that way there are no ownership/ usage disputes.

Mr. Sigler stated that if they choose to do a right of way, the Board would need a maintenance document. He stated that she might want to retain a lot to have the flexibility to build in the future. If she does the density calculation, then puts it all in an easement and doesn't retain that lot she may not be able to build in the future.

Mr. Cromwell stated that they will take all of this information back to Ms. Gilmore and explain the different options.

A motion to adjourn was made at 8:30 PM by Terry Boyles and seconded by James Stickles. All were in favor.

Respectfully Submitted
Colleen Lutz
Planning Clerk, Town of Ancram