

**ANCRAM PLANNING BOARD
MEETING MINUTES
November 5th, 2015**

Board Members Present: Dennis Sigler (Vice Chair), James Stickles, Joe Crocco, Jamie Purinton, Terry Boyles, Ann Rader (alt), Bob Roche (alt), Colleen Lutz (clerk), Erin Robertson, John Ingram

Board Member(s) Absent: None

Additional Present: Elizabeth Demetriades, Patrick Walker, James Grayson, Robert Grayson Sr., Libby McKee, Dan Martin

On November 7th, 2015 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 Jamie Purinton to accept the minutes. The motion was seconded by Terry Boyles and the board unanimously voted in favor to accept the minutes.

Agenda Items:

NEW BUSINESS

**Libby McKee
1348 State Route 82
Ancram, NY 12502
205.3.-1-26.112 and 205.3.-1-26.122**

Libby McKee and Dan Martin (contractor) appeared before the board to apply for a lot line adjustment. Ms. McKee stated that she had just recently purchased the abutting property owned by Don Bird. She supplied the Board with copies of her current parcel and the parcel she had recently purchased. She stated she wanted a bit of a buffer between her adjacent property owners.

Ms. Purinton asked if there was an additional building coming to the Bird site.

Ms. McKee state she did not know.

Ms. Purinton asked if the driveway on the new parcel is a shared driveway.

Ms. McKee stated it was a deeded shared driveway with the other 2 parcels in the subdivision.

Mr. Boyles stated that with this parcel, she will have an additional right-of-way.

Ms. McKee confirmed this.

Ms. Purinton asked if she was planning to move the driveway.

Ms. McKee stated that she had not planned to at this time, however it was nice to have the additional access for larger vehicles if need be.

Joe Crocco made a motion to accept sketch plan approval. Terry Boyles seconded the motion and the Board voted unanimously in favor.

The Chair stated that a public hearing will be scheduled for December 3rd, 2015.

**Grayson
242 Undermountain Road
Copake, NY 12516
Lot Line Adjustment
Parcel # 208.-1-1.100 and 208.-1-1.200**

Mr. Grayson stated that he would like to adjust the boundary line in between his father's property and his own. Currently, his father's driveway is on his property. He would like to adjust the boundary so that his father will outright own his entire driveway.

Ms. Purinton made a motion to grant sketch plan approval. Terry Boyles seconded the motion and all were in favor. The application was scheduled for public hearing at the December 3rd meeting.

Elizabeth Demetriades (for Stuart Farr)

Ms. Demetriades, architect for Stuart Farr of Hudson Valley Hops and Grains LLC, appeared for an informational meeting with the planning board. She stated that Mr. Farr would like to construct a house on the property that he recently acquired for growing hops. The property currently has a single family residence which is occupied by the previous owner. Ms. Demetriades stated that the previous owner is entitled to remain in the house as long as she would like.

Mr. Ingram stated that he felt that they could do a lot line adjustment and create a 3 acre (or even smaller) parcel as long as the average lot size is 3.5 acres and the setbacks for the well and septic are appropriate.

Ms. Demetriades submitted a sketch which added the parcel to make sure to retain 3.5 acres. She stated that they need to find the well and septic and would like to retain as much farmland as possible. She stated that there are two existing driveways, so a new driveway permit will not be required.

Mr. Sigler noted that there is a preexisting barn of the property. He stated that they might need a variance if they chose to keep it where it was.

Ms. Demetriades agreed. She stated that the applicants will return when the well and septic are located and they have determined if they would like to keep the barn.

Additional

The chair asked that the secretary to send out the list of ZRC comments to the board. She stated that she would send it out with the draft minutes.

A motion to adjourn was made at 7:30 PM by Terry Boyles and seconded by James Stickles. The board members unanimously agreed.

Respectfully Submitted
Colleen Lutz
Planning Clerk, Town of Ancram