

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
August 4th, 2016**

**Board Members Present:** Terry Boyles, Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt), Erin Robertson, Dennis Sigler

**Board Member(s) Absent:** Joe Crocco, James Stickles, Ann Rader

**Additional Present:** Wesley Chase, Theodore Guterman, Lorrie Snyder, Emily Miller

On August 4th, 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. Mr. Sigler made a suggestion that he be added to the list of the members present. A motion was made by Terry Boyles to accept the minutes. The motion was seconded by Erin Robertson and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**Joel and Linda Moses  
7136 Corning Circle  
Boyton Beach, FL 33437**

Mr. Guterman was present to represent Joel and Linda Moses. He explained that Mr. and Mrs. Moses have a residence in the Long Lake that they purchased in 1999. He explained that their deed is for the land under the residence. They have an area around the residence is a limited common area for their sole use. In 2004 they put an addition on the residence that protrudes slightly (6 X 30) into the limited common area. He stated that they would like to enter a boundary line adjustment to include the footprint of the addition in the deed.

As requested, Mr. Guterman furnished a letter from Long Lake.

The Chair opened the public hearing at 7:05pm and asked for public comment. There was no comment therefore the public hearing was closed at 7:10 pm.

Dennis Sigler made a motion to enter a negative declaration to the SEQRA. Terry Boyles seconded the motion and the Board members present accepted.

Dennis Sigler made a motion to accept the final plat as proposed. Bob Roche seconded the motion and the Board members present unanimously agreed.

**Christopher Sommerhoff  
Boundary Line Adjustment  
428 Wiltsie Bridge Road  
Ancramdale, NY 12503**

Mr. Chase appeared before the Board on behalf of Christopher Sommerhoff. Mr. Sommerhoff currently owns two parcels of land which are 36.36 and 109 acres respectively. He would like combine the two parcels and retain a six acre area around the farm house located at the corner of Wiltsie Bridge Road and Four Corners Road. The remaining lands will retain the current farm operation and tenant house.

Mr. Chase stated that he has put a note on the map that all building must be outside of the 100 FT buffer from watercourses. He has also noted all building may require a permit from the town. Additionally he noted that the road does not constitute a boundary line to be used for subdivision purposes.

Mr. Chase stated that after the adjustment there will still be two lots; 6 acres will be retained by the house at the corner of Four Corners and Wiltsie Bridge. The remaining 72.66 acres will be added to the land south of the stream. This will result in two parcels and each parcel will have one house, reducing the degree of non-conformity.

The Chair opened the public hearing and requested comments from the public. Ms. Robertson noted that the 100ft buffer was added to the map and it looked good.

Dennis Sigler made a motion to close the public hearing at 7:20pm. The motion was seconded by Terry Boyles. All members present were in agreement, motion carried.

Dennis Sigler made a motion to enter a Negative Declaration to the SEQRA. Terry Boyles seconded the motion and all members present approved of the motion.

Dennis Sigler made a motion to accept the final plat. Bob Roche seconded the motion and all members voted in favor. Motion carried.

**INFORMATIONAL**  
**Lorrie Snyder  
3443 State Route 82  
Ancramdale, NY 12503  
214.-1-1.33**

Lorrie Snyder presented a sketch plan to the Board regarding her property on Route 82 in Ancramdale, NY. She would like to make a boundary line adjustment to square off parcel #1 and make it bigger. She is attempting to sell one parcel and she feels this might add some value to it. She would like the final acreage of the large lot to be approximately 50 acres.

Ms. Robertson asked if the driveway access is existing.

Ms. Snyder stated that she had the driveway approved back in 2010 by the state DOT.

Mr. Boyles asked if she needed to show the road cut on the map as well as a sketch where the driveway will go.

Mr. Sigler stated that he felt that a note on the map and resolution stating that the driveway will need site plan approval due to the areas of steep slopes.

The Chair stated that he would work on creating that note and send it to Ms. Snyder to have put on the map.

Terry Boyles made a motion to accept sketch plan, the motion was seconded by Bob Roche. The motion was accepted by all.

Erin Robertson made a motion to declare lead agency, Bob Roche seconded the motion and all were in favor.

The Chair stated that the public hearing will be scheduled for next month.

**Michael Ellison**  
**Tim's road parcel, Gordon Hills Estate lot 14**

Mr. Ellison is in the process of potentially buying a parcel on Tim's Road and he would like to see if it was buildable.

The Chair asked if there had been a perk test performed on the property.

Mr. Boyles stated that he believed he had done the test when they originally subdivided the property. He suggested that Mr. Ellison contact the Columbia County Board of Health to see if they had the records.

Mr. Boyles also stated that if there had been a test done; it should be noted on the survey map. If a new perk needs to be completed, Mr. Ellison should make sure that the location is noted on the map.

The Chair suggested that Mr. Ellison could make the septic delivery system contingent on the sale.

Mr. Boyles also suggested that Mr. Ellison contact the Columbia County Highway Department to get a driveway permit on Route 7.

Mr. Ellison asked about the deed restrictions and covenants.

The Chair stated that the Town does not enforce these types of agreements. The restrictions are enforced by the other parties to the agreement, i.e. the property owners of the parcels covered by the restrictions.

A motion to adjourn was made at 7:45 PM by Erin Robertson and seconded by Terry Boyles. The board members unanimously agreed.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram