

**ANCRAM PLANNING BOARD
MINUTES
July 6, 2017**

Board Members Present: John Ingram (Chair), Dennis Sigler Terry Boyles, Joe Crocco, Erin Robertson, Ann Rader (alt)

Board Member(s) Absent: James Stickles, Bob Roche, Palmer Irving (alt)

On July 6, 2017 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:01 PM by the Chair, John Ingram.

The previous month's minutes were reviewed by the Board. Erin Robertson motioned to approve the minutes from June 1st, 2017. The motion was seconded by Joe Crocco. Motion carried.

Correspondence:

John emailed Patrice Perry from Columbia County Department of Planning the Kaplan and Farr applications will be reviewed at their July 18th, meeting.

Agenda Items:

Old Business:

Wilcox 88 Roche Drive, Ancramdale, NY

Mr. and Mrs. Wilcox request a waiver from the Planning Board allowing them to omit a Density Calculation Table from the plans as part of the proposed subdivision. The applicants have donated a conservation easement to the Columbia Land Conservancy, which is legally binding and limits subdivision to two parcels and to a single building envelop on each parcel. Leah Wilcox stated that Lynden Chase requested they go before the Planning Board for the waiver to clarify the requirements as it related to the proposal. The driveway and perc test will be included on the maps. Leah Wilcox asked about items c, d, j, k, l, m and n under "Final Submission for a minor subdivision" The Planning Board agreed items c, j, and n would be included in the waiver. Further, because of the size of the parcel item d does not need to be included. Items k, l, and m will be addressed in the future when site plan review is required for actual building on the parcel. Dennis Sigler motioned to grant the waiver. Terry Boyles seconded. Motion carried.

Kaplan 181 Prospect Hill Road, Ancramdale, NY

Paul Sachs appeared on behalf of the applicants. The existing house is 1,400 ft². The proposed guest house is unattached and will be 1,500 ft² John Ingram stated that the lack of a kitchen seems to make it subordinate to the primary dwelling as contemplated by the zoning law. A perc test has been performed. Joe motioned to close the public hearing. Terry Boyles seconded. Motion carried. Dennis Sigler motioned to make a Negative

Declaration. Terry Boyles seconded. Motion carried. Joe Crocco made a motion for site plan approval pending approval by the Columbia County Planning Board. Terry Boyles seconded. Motion carried.

Farr 2993 Route 82, Ancramdale, NY

The applicants are seeking a Special Use Permit for ground mounted solar panels. The solar panels require a setback of at least 20 feet, which are met here. Terry Boyles asked about the size of the solar panels. They will be about 8 feet. Erin Robertson motioned to close the public hearing. Terry Boyles seconded. Dennis Sigler motioned to make a Negative Declaration. Terry Boyles seconded. Motion carried. Dennis Sigler made a motion to grant the Special Use Permit pending approval by the Columbia County Planning Board. Terry Boyles seconded. Motion carried.

New Business:

Erol Kulahlioglu 1339 Route 7, Ancram, NY 12502

Chad and Bambi Muener appeared on behalf of Erol Kulahlioglu. The applicant is seeking a lot line adjustment to provide additional privacy and space for the property, to keep the trees with the property, and to prevent future problems. The applicant owns both parcels. The question about septic was raised. The current church property does not have any bathrooms. Terry Boyles motioned to grant preliminary approval. Dennis Sigler seconded. Motion carried. Dennis Sigler motioned to declare the Planning Board lead agency. Erin Robertson seconded. Motion carried. The public comment is scheduled for Thursday, August 3rd, at 7PM.

Mike and Kim Coons, 6 School House Road, Pine Plains, NY 12567

The Owners inherited an adjoining parcel. They would like to adjust the lot line to so that the woodpile would be on the same parcel as the residence. They propose transferring about one acre from the (North) property to make it a two acre parcel. They have owned the parcel since 2014. They were advised to hire a surveyor, who could assist them with surveying the property and preparing maps and plans, which are required for a complete application. Further, they will correspond with John Hoffman, planning and zoning clerk, for assistance during the process.

George Wachtel 114 Route 3 Ancram, NY 12503

The owner is seeking Site Plan Review for a proposed studio and guest house. The board asked what was in front of the residence. It was a pool. The guest house will have a new septic and well. John Ingram asked if there are any covenants or deed restrictions on the property. Mr. Wachtel clarified there was a covenant and deed restriction, on the property, but that it prohibited a second residence. Dennis Sigler motioned to grant preliminary approval. Terry Boyles seconded. Motion carried. Dennis Sigler motioned to declare the Planning Board lead agency. Terry Boyles seconded. Motion carried. The public comment is scheduled for Thursday, August 3rd, at 7PM.

Respectfully submitted,
John Hoffman
Secretary, Planning Board.
