

**ANCRAM PLANNING BOARD
MINUTES
December 7th, 2017**

Board Members Present: John Ingram, Dennis Sigler, Bob Roche, James Stickles, Ann Rader (alt), Palmer Irving (alt),

Board Member(s) Absent: Terry Boyles, Joe Crocco, Erin Robertson

Others Present: Ken Faroni (O&G Industries), Wesley Chase (Chase Surveying), Mary Watkins (resident-applicant) Steven Mammoser, George Cavallero (Mary Cavallero rep)

On December 7, 2017 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

The previous meeting minutes were reviewed by the Board. Bob Roche motioned to approve the minutes from November 2, 2017. The motion was seconded by James Stickles. Motion carried.

Correspondence: None

Conflicts Check: The Chair, John Ingram, will recuse himself from the Cavallero application and Dennis Sigler will act as chair. There were no additional conflicts requiring recusal.

Agenda Items:

Old Business:

O & G

Ken Faroni appeared on behalf of the applicants. They are seeking a renewal of their Special Use Permit to operate a gravel mine. They seek a five year renewal, which is the term of the DEC permit. They have 4 monitoring wells. There has been no change in the footprint and no change in the elevation. They do not produce off-site discharge therefore they do not require SPEDES permit. The evergreen buffers along the road have grown up and effectively screen the property from the road. Part of the site is used by a local farmer. They have bond requirements from the DEC so Ken Faroni asked if Ancram would dispense the existing town bond. However, that may require approval from the Town Board.

Dennis Sigler motioned to close the public hearing. The motion was seconded by James Stickle. All in favor, motion carried.

James Stickle motioned to make a Negative Declaration. The motion was seconded by Bob Roche. All in favor, motion carried.

James Stickle motioned to approve the renewal of the permit for a period of five (5) years, the terms and conditions of which will be consistent with the previous permits and the renewed DEC permit. The motion was seconded by Dennis Sigler. All in favor, motion carried.

LaCasee:

Wesley Chase appeared on behalf of the applicant. The applicant requires a lot line adjustment so the estate can be dispensed in accordance with the wishes of the decedent. The new property line is along a railroad bed, will follow a stonewall, and avoids bisecting the wetlands. The existing lots have road access and the lot line adjustment will not negatively impact road access. The applicants have good clear title to the railroad bed on the property.

Denis Sigler motioned to make a Negative Declaration. The motion was seconded by James Stickle. All in favor, motion carried.

James Stickle motioned to approve the boundary line adjustment for the LaCasee property. The motion was seconded by Dennis Sigler. All in favor, motion carried.

New Business

Cavallero:

George Cavallero appeared on behalf of Mary Cavallero, who owns two properties on Blueberry Hill Road. She purchased the second property from the Happy Hunters. Mary Cavallero wishes to combine the parcels to create a single parcel. The intent is to preserve and conserve the property. She approached the CLC about a conservation easement but due to lot size it is not a viable project for the CLC so is now looking at using restrictive covenants.

Dennis Sigler said the applicants must obtain and submit an updated survey for the property. The applicants will obtain a survey and return to the Planning Board.

Mary Watkins:

Mary Watkins is applying for a Special Use Permit for Pole Mounted Solar panels. The parcel is located in the Ag District and the Ancram Hamlet Business Residential District. The proposed solar panels will not be located in the Ag District portion of the parcel. The poles and panels will be screen by the existing vegetation and contours of the parcel and will not be visible from the road. The poles will be approximately 200 feet from the house. The applicant has flexibility in siting the poles. The poles are standard pole mounts, which are pre-manufactured.

James Stickle motioned to hold a Public Hearing on the Watkins Application on January 4th, 2018 at 7PM. The motion was seconded by Bob Roche. All in favor, motion carried.

John Ingram motioned to declare the Planning Board the Lead Agency for Environmental Review. The motion was seconded by Bob Roche. All in favor, motion carried.

Dennis Sigler motioned to grant sketch plan approval. The motion was seconded by James Stickle. All in favor, motion carried.

Bob Roche motioned to adjourn. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Respectfully submitted,
John Hoffman
Secretary, Planning Board.
