

**ANCRAM PLANNING BOARD
MINUTES
February 1st, 2018**

Board Members Present: John Ingram, Bob Roche, Terry Boyles, Joe Crocco, Erin Robertson, Ann Rader (alt), Palmer Irving (alt),

Board Member(s) Absent: Dennis Sigler, James Stickles

Others Present: Mary Watkins (resident-applicant) Steven Mammoser (appearing with Mary Watkins), Robert Horwitz (resident-applicant)

On February 1, 2018 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. Erin Roberston stated that the minutes had her as both present and absent when she was in fact absent.

Bob Roche motioned to approve the minutes from November 2, 2017 as amended. The motion was seconded by Terry Boyles. Motion carried.

Correspondence: John Hoffman is sending out emails about training opportunities. Further, Colleen Lutz will conduct a training, on using GIS, at the Town Hall, on 2/10 from 6-8PM.

Conflicts Check: The Chair, John Ingram, asked if there were any conflicts. There were none.

Agenda Items:

Old Business:

Mary Watkins:

Mary Watkins is applying for a Special Use Permit for Pole Mounted Solar panels. The parcel is located in partially in the Ag District and the Ancram Hamlet Business Residential District. The proposed solar panels will be 16 ½ feet tall at the tallest point. The poles and panels will be screened by the existing trees. The system relies on large conductors. A roof mounted system is not viable in this location. The system includes a pole disconnect and a disconnect at the home. The system is AC power and includes 20 small inverters (one for each panel). The system is grid tied with feedback.

Terry Boyles motioned to close the public hearing. The motion was seconded by Joe Crocco. Motion carried.

Terry Boyles motioned to make a Negative Declaration. The motion was seconded by Joe Crocco. Motion carried.

Bob Roche motioned to approve the Watkins application for a Special Use Permit, subject to the determination by the Columbia County Planning Board. The motion was seconded by Erin Robertson. All in favor, motion carried.

New Business:

Rob Horwitz:

Rob Horwitz purchased a property which was adjacent to a parcel he owned. There was a small trailer on the property at the time of the purchase. He now appears before the Planning Board seeking a lot line Adjustment, to remove the existing line between the two parcels. One of the neighboring properties is the Lutz Farm. The applicant presented a survey to the Planning Board that showed the existing lines and he will contact the surveyor to create an updated survey which can be approved and stamped.

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.

Bob Roche motioned to grant sketch plan approval. The motion was seconded by Terry Boyles. Motion carried.

Bob Roche motioned to classify the action as a lot line adjustment, which does not require a public hearing. The motion was seconded by Erin Robertson. Motion carried

The applicant will return to the Planning Board with the updated survey.

Nienas:

The Town of Ancram Zoning Board of Appeals has referred the Nienas Application for an Area Variance to the Planning Board for their review and input. After review of the Nienas Application the Planning Board determined that the Zoning Board of Appeals should grant the variance and further recommends the ZBA require applicants to utilize a silt fence, or other temporary mitigation strategy, during construction to reduce the impact on the lake and that the ZBA recommend or require a rain garden or other stormwater retention system, subject to legal limitations placed on the ZBA.

Joe Crocco motioned to adjourn the meeting at 7:30 PM. The motion was seconded by Bob Roche. All in favor, motion carried.

Respectfully submitted,
John Hoffman
Secretary, Planning Board.
