

**ANCRAM PLANNING BOARD
MINUTES
June 7th, 2018**

Board Members Present: John Ingram, Joe Crocco, Dennis Sigler, Erin Robertson, Ann Rader (alt), and Palmer Irving (alt)

Board Member(s) Absent: James Stickles, Terry Boyles, Bob Roche

Others Present:

Mark Graminsky (Moss Representative), Ed Duncan, Bill Powers, Lynn Ambrico, Jack McKee, Lilly McKee, Kyle Montag (Lotus Energy representing Hague application)

On June 7th, 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 Robertson motioned to approve the minutes from May 3, 2018. The motion was seconded by Dennis Sigler. Motion carried.

Correspondence: An application, which had been submitted previously, was withdrawn. Edward Ferratto, the Building Inspector, had made a determination on the number of parking spaces for the Reed project and passed the information on to the applicants.

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

Agenda Items:

Old Business:

**Moss
Subdivision
214.00-01-23
93 Woods Road**

Chair John Ingram tabled the application as the applicant's representative was running late.

NEW BUSINESS:

Hague
Special Use Permit for Ground Mounted Solar
213.-1-34.211
273 Hall Hill Road

Kyle Montag of Lotus Energy appeared on behalf of the applicants. He stated that the plan is to have ground mounted solar, which will be linked to the existing system. The proposal calls for 20 panels, which will be 11 feet flat and approximately 16 feet at the highest point. Kyle stated that the panels will be effectively screened by the existing vegetation on the site. The applicants will meet the required 20 foot setback. Due to screening, glare will not be an issue. The parcel is approximately 27 acres. The board requested the applicant provide a survey with elevation in support of the application.

Dennis Sigler motioned to declare the Ancram Planning Board the Lead Agency for the Environmental Review. Erin Robertson seconded the motion. All in favor, motion passes.

Dennis Sigler motioned to grant Sketch Plan Approval. Joe Crocco seconded the motion. All in favor, motion passes.

A public hearing on the matter will be held on July 5, 2018 at 7:00 PM at the Ancram Town Hall.

Old Business:

Moss
Subdivision
214.00-01-23
93 Woods Road

Mark Graminski apologized for the delay and presented the updated application. He presented the easement and maintenance agreement, which will be filed with the maps at the county. Because the Planning Board and Highway department waived some of the driveway requirements most of the existing trees along the driveway were able to be saved and the existing stonewall was preserved.

Dennis Sigler motioned to make a negative declaration for the Environmental Review. Erin Robertson seconded the motion. All in favor, motion passes.

Joe Crocco motioned to close the public hearing. Dennis Sigler seconded the motion. All in favor, motion passes.

Dennis Sigler motioned to grant conditional approval provided Mark Graminski submits the final maps to be signed, sealed and filed. Joe Crocco seconded the motion. All in favor, motion passes.

Dennis Sigler motioned to close the meeting. Erin Robertson seconded the motion. All in favor, motion passes.

Respectfully submitted,
John Hoffman
Secretary, Planning Board
