

**ANCRAM PLANNING BOARD
MINUTES
January 3rd, 2019**

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

Board Member(s) Absent: James Stickle, Terry Boyles,

Others Present:

Wesley Chase (representative of LaCasse and Guest), Cornelia Guest (Resident Applicant), Nandor Sala (American Solar Partners), Larry Eckler (Resident), Linda Eckler (Resident)

On January 3rd, 2019, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

Erin Robertson motioned to designate John Ingram as Chair of the Planning Board. The motion was seconded by Bob Roche.

Erin Robertson motioned to designate Dennis Sigler as Vice Chair of the Planning Board. The motion was seconded by Bob Roche.

The minutes from December 6th, 2018 were reviewed by the Board. Bob Roche motioned to approve the minutes from December 6, 2018. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Correspondence:

A reminder to attend trainings online or in person, which are regularly sent out by the secretary.

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

Agenda Items:

OLD BUSINESS:

Ronnybrook Dairy
Ground Mounted Solar
310 Prospect Hill Road
224.1-2.200

Nandor Sala appeared on behalf of the applicants. The proposed site is 216feet long by 141 feet wide. Mr Sala presented the board with additional pictures as requested. The

pictures demonstrate that the location is sited in such a manner so as to eliminate the visual impact on nearby residences. From the panels there will be a buried trench with a line to the meter. The existing solar thermal panels are 8 feet and the maximum height of the new panels will be 9 feet. Erin Robertson asked if the panels would be visible from the road. They will be but may be obscured by vehicles and equipment parking in front.

Larry Eckler, an Ancram resident, stated, "We have a small system it's great."

Dennis Sigler motioned to close the public hearing. The motion was seconded by Bob Roche. All in favor, motion carries.

Bob Roche motioned to make a Negative Declaration for the purposes of environmental review. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Dennis Sigler motioned to approve the Special Use Permit for Ground Mounted Solar. The motion was seconded by Erin Robertson. All in favor, motion carries.

LaCasse
Subdivision
1675 County Route 7
205-1-5

Wesley Chase appeared on behalf of the applicants. Before the subdivision can occur the will must be probated. The survey map must also show the new entrance. The subdivision will create a parcel, which is 20 acres, which has a house and mobile home. The new map must also show the location of perc test, deep test, and a building envelop on the unimproved lot.

Bob Roche motioned to close the public hearing. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Joe motioned to make a Negative Declaration for the purposes of environmental review. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Dennis Sigler motioned to grant conditional approval and to give the chair the authority to sign the maps when they were updated. The motion was seconded by Bob Roche. All in favor, motion carries.

Bob second

NEW BUSINESS:

Guest
Subdivision
Wiltsie Bridge Road
206.-1-8.110

Wesley Chase appeared on behalf of Cornelia Guest. Ms. Guest owns a parcel of 109 acres which is naturally bisected by Wiltsie Bridge Road. The applicant wishes to subdivide the parcel to create a parcel of 24.4 acres, North of Wiltsie Bridge Road, and a parcel of 84.60 acres on the South of Wiltsie Bridge Road. There is an existing house on part of the parcel on the North of Wiltsie Bridge Road.

Joe Crocco motioned to waive the density calculation requirement at the applicants request. The motion was seconded by Erin Robertson. All in favor, motion carries.

Joe Crocco motioned to declare the Planning Board as lead agency for the purposes of environmental review. The motion was seconded by Erin Robertson.

Bob Roche motioned to grant sketch plan approval. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Bob Roche motioned to set the public hearing for Thursday, February 7, 2019, at 7:00 PM. The motion was seconded by Dennis Sigler. All in favor, motion carries.

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

Respectfully submitted,
John Hoffman
Secretary, Planning Board
