

**ANCRAM PLANNING BOARD  
MINUTES  
February 7th, 2019**

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

**Board Member(s) Absent:** None

**Others Present:**

Stella Anastasia (Tart) Wesley Chase (representative of Guest), Audrey and Dean Irwin (Long Lake Neighbors),  
And Emile Sommerhoff

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

The minutes from January 3rd, 2019 were reviewed by the Board. Terry Boyles motioned to approve the minutes from January 3, 2019. The motion was seconded by Bob Roche. All in favor, motion carried.

**Correspondence:**

A reminder to attend trainings online or in person, dates of 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:**

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**OLD 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. The house on the South side of the road has an existing septic. Deep tests were performed on the North side. There is an existing house on part of the parcel on the North of Wiltsie Bridge Road.

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Terry Boyles motioned to open the public hearing. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Dean Irwin, of the Long Lake Neighbor's said that he had spoken with Ms. Guest via email and she represented she had "No intention of selling."

Wesley Chase said that the purpose of the density calculation was to ensure that cumulative minor subdivisions would retain the 60% open space requirement.

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

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

James Stickle motioned to approve the Guest Subdivision. The motion was seconded by Terry Boyles. All in favor, motion carries.

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**NEW BUSINESS:**

**Leathem Mehaffey**  
**Abbreviated Site Plan Review**  
**1334 County Route 3**  
**198.-1-31**

Did not appear

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**Stella Anastasia**  
**Pre-application conference**

Ms. Anastasia attended the Planning Board meeting for a preapplication conference. She submitted a sketch of her proposed layout (Exhibit A). She is interested in purchasing the former Bottletree property. She plans to run a bakery with an upstairs apartment. However, she is appearing before the board to understand the feasibility of the project prior to purchase. The Board said, in the past, a small deli had been an approved use for the property; however, issues occurred as the use was converted to a restaurant. The board also noted the potential issues with the apartment including needing a new septic, and required fire barriers. The Board reiterated that it was not in charge of determining the septic requirements it would be based on the County Department of Health's determination. Therefore, Ms. Anastasia should retain an engineer and contact the county and to look at the feasibility of her proposal.

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

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Respectfully submitted,  
John Hoffman  
Secretary, Planning Board

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**Exhibit A**

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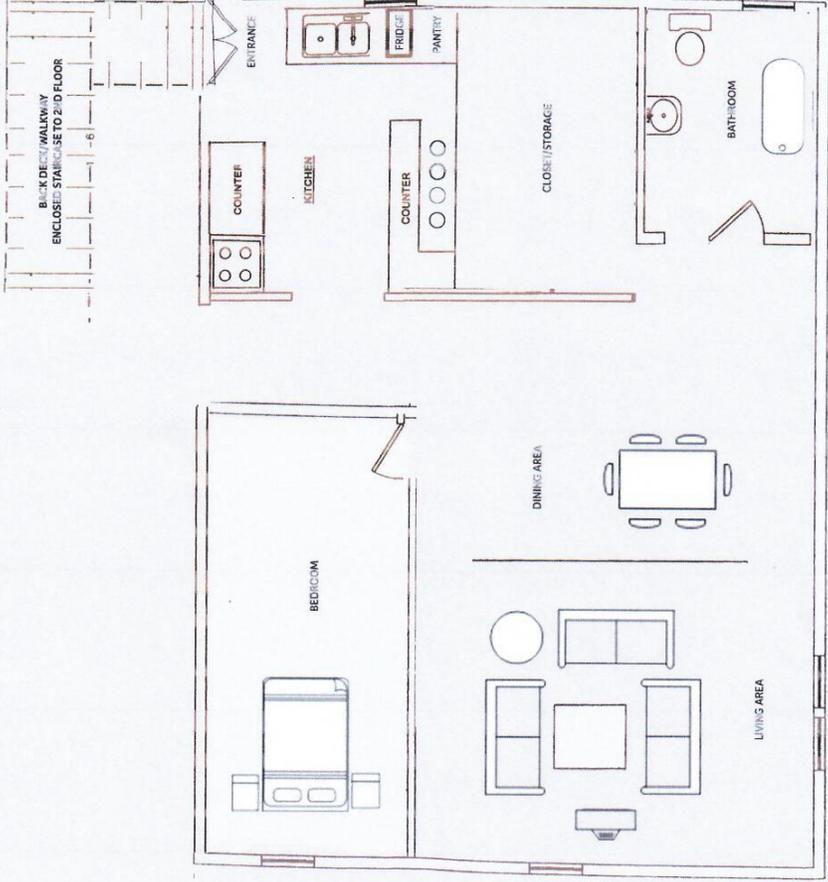


PROPOSED PLANS FOR  
1415 COUNTY ROUTE 7  
ANCRAM, NY

ANCRAM PLANNING BOARD MEETING  
2/7/2019

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**NOTES:**

1. ONE BEDROOM
2. ONE BATHROOM
3. UPDATES TO CONFORM TO BUILDING'S ORIGINAL FOOTPRINT

**PROPOSED 2nd FLOOR LIVING QUARTERS**