

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

**Board Members Present:** John Ingram, Bob Roche, James Stickle, Dennis Sigler, Joe Crocco, Palmer Irving (alt)

**Board Member(s) Absent:** Erin Robertson, Terry Boyles, Ann Rader (alternate)

**Others Present:** Laethem Mehaffey (Black Oak Builders)

On March 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 February 7th, 2019 were reviewed by the Board. Jimmy Stickle motioned to approve the minutes from February 7, 2019. The motion was seconded by Dennis Sigler. All in favor, motion carried.

**Correspondence:**

The McKee subdivision, which was approved in 2015, was filed with the county. A reminder to attend trainings online or in person, dates of which are regularly sent out by the secretary. A list of subdivisions, approved since the enactment of the new zoning law, was drafted to track cumulative minor subdivisions.

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

**Agenda Items:**

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**OLD BUSINESS:** None

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**NEW BUSINESS:**

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

Leathem Mehaffey of Black Oak Builders appeared on behalf of the Greenbergs. They are seeking to construct a single family residence. The parcel is adjacent to an agricultural operation in an agricultural district. As a result, the Building Inspector denied the Building Permit application and referred the matter to the Planning Board for Abbreviated Site Plan Review. When Mr. Mehaffey submitted the application it was also

noted that the parcel was located within the DEC's wetland checkzone. As a result, Mr. Mehaffey went to the DEC for a wetland delineation. The DEC determined the parcel was not in the wetland, but requested a Phase 1 Bog Turtle survey be conducted if the culvert was replaced or modified.

There is an existing farm road on the parcel but the plans call, modifications to the road including re-grading and the installation of turnouts. Because of this it is likely that the project will disturb over one acre during construction.

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.

James Stickle motioned to approve the application with the conditions: the applicant shall receive a Sate Pollution Discharge Elimination System (SPEDES) permit from the New York State Department of Environmental Conservation if required for the culvert; and/or the applicant shall receive a Sate Pollution Discharge Elimination System (SPEDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) if required because applicant is disturbing 1 acre or more of soil in NYS; and the applicant shall utilize silt fencing during construction to protect the culvert and downstream from sedimentation; and the applicant shall receive a building permit. The motion was seconded by Bob Roche. All in favor, motion carries.

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

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Respectfully submitted,  
John Hoffman  
Secretary, Planning Board

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