

**ANCRAM PLANNING BOARD
MEETING MINUTES
April 7th, 2016**

Board Members Present: James Stickles, Joe Crocco, Erin Robertson, Dennis Sigler, Ann Rader (alt), Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt)

Board Member(s) Absent: Terry Boyles
Additional Present: Stuart Farr, Bonnie Hundt

On April 7th, 2016 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair.

The previous month's minutes were reviewed by the Board. A motion was made by Erin Robertson to accept the minutes. The motion was seconded by James Stickles and the board unanimously voted in favor to accept the minutes. Joseph Crocco recused himself from voting.

Agenda Items:

OLD BUSINESS

Stuart Farr, Hudson Valley Hops and Grains LLC
2993 State Route 82
Ancram, NY 12502
Parcel # 205.-1-19.111

Mr. Farr appeared before the Board with a preliminary plan to subdivide his property at 2993 Route 82 into two parcels.

Mr. Crocco asked if he would need DOH approval and a potential buildout.

Mr. Sigler stated that he did not need to unless he chose to do a conservation subdivision, which is his choice with 1-4 lots. After four lots, the conservation subdivision is mandatory.

Ms. Rader asked if the garage was staying.

The Chair stated that it will be okay as long as he removes it by one year. Overall, the setbacks look good.

James Stickles made a motion to accept the sketch plan, Joe Crocco seconded the motion. The Board members present voted in favor.

James Stickles made a motion to declare the Town of Ancram Lead Agency. The motion was seconded by Dennis Sigler. All of the Board members present voted in favor. Terry Boyles was absent from the meeting.

The Clerk noted that the preliminary plans must go to the County planning board.

ZBA REFERRALS

Christopher Duncan
5 Rockefeller Lane
Ancramdale, NY 12503

The Planning Board has received the Duncan area variance for review.

Mr. Sigler stated that he needed a side yard setback.

Ms. Robertson asked if his business might exempt him from the need to get the area variance.

Mr. Sigler stated that the farmer may be exempt from some regulations but it is best if he tries to comply.

Ms. Rader stated that it seemed to be close to the stream (cts) running through the rear of the property. She also stated that the setbacks of building such as these help to protect the adjacent landowners.

Ms. Robertson stated that she thought it would be a good idea to have the wetland delineated.

The Chair suggested that a new survey be created and the wetland boundaries could be noted on the new survey. He also suggested that the barn and the house should be shown of the map so that accurate distances may be measured.

Linda and Larry Eckler
225 Simons Road
Ancram, NY 12502

The Board reviewed the Eckler application. Many of the members questioned if variance was necessary and if the addition was located in the rear yard. It appeared that the sunroom is in the side yard, although it is up to the discretion of the ZEO. The Board also commented that an updated survey would help accurately determine the distance between the addition and property line.

Nancy Werner
Boston Corners Rd
Millerton, NY 12534

The Board also reviewed the Nancy Werner application. The applicant is requesting a variance to place a detached garage in the front yard setback. The Board suggested that the ZBA and the Building inspector follow the guidelines of the SCOZ. No additional issues are foreseen.

ADDITIONAL BUSINESS

Mr. Sigler suggested that the Zoning Revision Committee review the name of the “Ag zoning district” because it is confusing with the State Agricultural Districts #1 and #4. He suggested that the agricultural review board might suggest a new name.

A motion to adjourn was made at 8:15 PM by Bob Roche and seconded by John Ingram. The board members unanimously agreed.

Respectfully Submitted
Colleen Lutz
Planning Clerk, Town of Ancram