

**ANCRAM PLANNING BOARD
MINUTES
September 5th, 2019**

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

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

Others Present: Lynden Chase (W. Chase Surveying), Jay Gieseler (W. Chase Surveying)

On September 5th, 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 August 1st, 2019 were reviewed by the Board. Palmer Irving was listed as present but was absent and there was a typographical error on the second page. Bob Roche motioned to approve the minutes from August 1, 2019 as amended. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Correspondence: The clerk, John Hoffman, still had not heard from the Westcotts regarding their proposed lot line adjustment. The clerk, John Hoffman had contacted Jacob Coleman regarding his application but he did not respond and is not in attendance.

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

Agenda Items:

OLD BUSINESS:

**Dawn Westcott
Lot Line Adjustment
225.-1-45 & 46
96 Ballymount Drive**

The applicant was not in attendance. The clerk, John Hoffman, will reach out to the applicants.

New Business

Anna Stamulis

Lot Line Adjustment

213.-1-38, 214.-1-25.120, 214.-1-25.200

86 Skyline Road

Lynden Chase and Jay Gieseler appeared on behalf of the applicant. The applicant owns three parcels on Skyline Road. One contains a residence and a large, accessory structure, one parcel is a preexisting undersized lot, and the last parcel is approximately 20.75 acres of undeveloped land. The applicant seeks a lot line adjustment/elimination for the purpose of selling the land. However, the applicant seeks to separate the residence from the accessory structure. If approved, the applicant would rectify the undersized lot issue but would be creating a non-conformity because the accessory structure would not have a primary structure. The Planning Board believes this should be treated as a subdivision and should be referred to the ZBA for a use variance. In the alternative, the applicant could demonstrate plans to convert the accessory structure into a residence. The map should have a PERC test and engineer sign-off. Further, the new lots should include building envelopes. Lynden Chase agreed that the secretary, John Hoffman, should discuss the best course of action with Wesley Chase.

Bob Roche motioned to adjourn the meeting. The motion was seconded by Joe Crocco. All in favor, motion carries.

Respectfully submitted,
John Hoffman,
Secretary Town of Ancram Planning Board
