

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

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

Board Member(s) Absent: Terry Boyles, Joe Crocco

Others Present: Wesley Chase (W. Chase Surveying)

On October 3, 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 September 5th, 2019 were reviewed by the Board. Erin Robertson motioned to approve the minutes from September 5, 2019. The motion was seconded by Dennis Sigler. All in favor, motion carried.

Correspondence: The clerk, John Hoffman, reminded the Planning Board to attend trainings, which are sent out regularly.

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

Agenda Items:

OLD BUSINESS:

Anna Stamulis/Michele Stone

Lot Line Adjustment

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

86 Skyline Road

Wesley Chase appeared on behalf of the applicants. He stated that the barn was used to store cars; however, there are none left. The preexisting, undersized non-conforming lot is approximately 1.33 acres. The applicants wish to adjust the lot lines so the house and barn are not on the same parcel. The lots are suitable for septic and deep tests and PERC tests have been conducted.

Wesley Chase read the note that he had placed on the map, which would be filed with the county (see **Exhibit A**) to ensure compliance with the zoning law and to prevent the accessory structure from preceding a primary structure. He stated that the applicants preferred a period of one (1) year as opposed to six (6) months for the period of time.

Further, the survey reconciled the Stamulis and McCarthy boundary line, which had previously been contested because of competing, concurrent surveys.

The board asked Mr. Chase what would happen if a future owner does not comply with the note. He responded that it is up to the town to enforce violations of the zoning law.

According to Mr. Chase, the neighbors are aware of the proposed change and do not have any objections.

Deenis Sigler motioned to find that because the proposed action was a boundary line adjustment an environmental review was not required. The motion was seconded by James Stickles. All in favor, motion carries.

Dennis Sigler motioned to waive the public hearing. The motion was seconded by James Stickles. All in favor, motion carries.

Jim motioned to approve the Stamulis/Stone Lot Line Adjustment with the conditions as stated in the note. The motion was seconded by Erin Robertson. All in favor, motion carries.

Dennis Sigler directed the secretary, John Hoffman to include the note as an exhibit in the minutes.

New Business

Jacob Coleman

Lot Line Adjustment (elimination)

215.-1-11.1 & 215.-1-11.200

Route 22

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

Dennis Sigler motioned to adjourn the meeting. The motion was seconded by James Stickle. All in favor, motion carries.

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

Exhibit A

NOTES:

1. UPON APPROVAL OF THIS MAP BY THE TOWN OF ANCRAM PLANNING BOARD, LOT # 1 WITH AN EXISTING STRUCTURE SHOWN HEREON (THAT IS CURRENTLY DESIGNATED AS AN ACCESSORY STRUCTURE) SHALL BECOME THE PRIMARY STRUCTURE. WITHIN TWELVE MONTHS (1 YEAR) OF THE SALE OF LOT # 1 AND THE DEED BEING FILED IN THE COLUMBIA COUNTY CLERKS OFFICE THE BUYER MUST COMPLETE ONE OF THE FOLLOWING COURSES OF ACTION AS LISTED A., B., OR C. BELOW:
 - A. OBTAIN ALL THE NECESSARY PERMITS FROM THE CODE ENFORCEMENT OFFICER OF THE TOWN OF ANCRAM AND ANY OTHER PERMITS REQUIRED SO AS TO COMPLETE THE CONVERSION OF THE EXISTING ACCESSORY STRUCTURE TO A RESIDENCE ON LOT # 1.
 - B. OBTAIN THE NECESSARY PERMITS FROM THE CODE ENFORCEMENT OFFICER OF THE TOWN OF ANCRAM AND ANY OTHER PERMITS REQUIRED TO BUILD A PRIMARY RESIDENCE ON LOT # 1. IF OBTAINED IN THE AFOREMENTIONED PERIOD THE EXISTING STRUCTURE ON LOT # 1 SHALL REVERT TO AN ACCESSORY STRUCTURE.
 - C. OBTAIN A DEMOLITION PERMIT FOR THE AFOREMENTIONED STRUCTURE ON LOT # 1.
 - D. APPLY FOR A SPECIAL USE PERMIT AND/OR SITE PLAN REVIEW FROM THE TOWN OF ANCRAM PLANNING BOARD FOR A COMMERCIAL USE ON LOT # 1.
 2. THE APPROVAL OF THIS MAP DOES NOT CERTIFY THE AVAILABILITY AND SUFFICIENCY OF POTABLE WATER ON EACH PLOT. PURCHASERS ARE ADVISED TO ASCERTAIN SUCH AVAILABILITY AND SUFFICIENCY IN ADVANCE OF ANY PURCHASE.
 3. ALL ON SITE SANITATION & WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET MINIMUM SPECIFICATIONS OF THE NEW YORK STATE BOARD OF HEALTH AND THE COLUMBIA COUNTY HEALTH DEPARTMENT.
 4. THIS MAP IS HEREBY REFERENCED TO A MAP FILED IN THE COLUMBIA COUNTY CLERKS OFFICE AS FILED MAP # 08-120 ENTITLED "MAP OF BOUNDARY LINE ADJUSTMENT PARCELS-1A, 1B, 1C PROPERTY OF LESTER G. & ELAINE S. MCCARTHY PARCEL-2 PROPERTY OF LESTER G. MCCARTHY PARCELS-1B & 1C TO BE MERGED WITH PARCEL-2 AS ACCESSION PARCELS" DATED MAY 01, 2007 AND REVISED APRIL 19, 2008, FILED ON JUNE 27, 2008, AND COMPLETED BY JEFFERY W. PLASS L.S. # 049794.
 5. THIS MAP IS HEREBY REFERENCED TO A UNFILED SURVEY MAP ENTITLED "MAP OF SURVEY SHOWING CONSERVATION EASEMENT ON LANDS OF MILLERHURST FARM PARTNERSHIP" DATED OCTOBER 3, 2017 AND REVISED DECEMBER 21, 2017 COMPLETED BY PETER VAN ALSTYNE L.S. # 050706.
 6. THIS MAP IS HEREBY REFERENCED TO A MAP FILED IN THE COLUMBIA COUNTY CLERKS OFFICE AS FILED MAP # 9676 ENTITLED "PROPERTY TO BE CONVEYED BY CLIFTON MILLER TO THOMAS & ANNA STAMULIS" DATED MAY 24, 1963, FILED ON NOVEMBER 21, 1986 AND COMPLETED BY ANTHONY NUCCI L.S. # 46560.
 7. THIS MAP IS HEREBY REFERENCED TO A MAP FILED IN THE COLUMBIA COUNTY CLERKS OFFICE AS FILED MAP # 9677 ENTITLED "PORTION OF LANDS OF HAROLD C. & KATHERINE MILLER TO BE CONVEYED TO THOMAS STAMULIS et al" DATED JULY 21, 1986, FILED ON NOVEMBER 21, 1986 AND COMPLETED BY NEIL NUCCI L.S. # 40521.
 8. ROAD LINES SHOWN HEREON AS PER MAPS REFERENCED ABOVE, AND DEEDS OF RECORD.
 9. 10' TOPOGRAPHY AS SHOWN HEREON IS DERIVED FORM THE U.S.G.S QUADRANGLE MAPPING.
 10. THE FEDERAL NWI WETLANDS SHOWN HEREON IS DERIVED FROM THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY. THESE WETLANDS CORRESPOND WITH HYDRIC SOILS SHOWN IN A SOIL SURVEY COMPILED BY THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.
 11. NO BUILDING, SEPTIC TANK OR TILE FIELD OR LEACHING FIELD SHALL BE LOCATED CLOSER THAN 150 FEET TO A STREAM, CREEK OR OTHER BODY OF WATER.
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