

**ANCRAM PLANNING BOARD  
MINUTES  
January 2nd, 2020**

**Board Members Present:** John Ingram, James Stickle, Dennis Sigler, Erin Robertson, and Ann Rader (alternate)

**Board Member(s) Absent:** Bob Roche, Terry Boyles, Joe Crocco and Palmer Irving (alt)

**Others Present:** Wesley Chase, Mo Ibrahim, Jim O’Sullivan, James Miller, Larry Eckler

On January 2, 2020, 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 December 5th, 2019 were reviewed by the Board. Dennis Sigler motioned to approve the minutes from November 7, 2019. The motion was seconded by James Stickle. All in favor, motion carried.

**Correspondence:** The clerk, J Hoffman, encouraged the Board to attending the upcoming training.

**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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**S A M North LLC**  
**Sketch Plan Review for Commercial Site Plan Review**  
**198.-1-5**  
**7373 Route 22**

At the previous meeting the applicant attended the Board asked for Engineered plans. The Applicant provided the Board with a Site Plan and Building Plans.

James Stickle motioned to declare the Ancram Planning Board the Lead Agency for Environmental Review. The motion was seconded by Dennis Sigler. All in favor, motion carries

James Stickle motioned to grant Sketch Plan Approval. The motion was seconded by Dennis Sigler. All in favor, motion carries.

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James Stickle motioned to schedule the public hearing for February 6, 2020, at 7PM at the Town of Ancram Town Hall. The motion was seconded by Dennis Sigler. All in favor, motion carries

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**S. Arterian**  
**Subdivision**  
**206.-1-2.22**  
**Simons Road**

Wesley Chase appeared on behalf of the Applicant. The applicant is proposing a one lot subdivision. One lot will be sold to the Ecklers and the Applicant will keep the remaining lot. The Applicant plans to place a conservation easement on the remaining lot, held by Columbia Land Conservancy, which will also give them better access to the back of the former MacLean farm, which they now own. Wesley Chase provided the Board with an updated sketch plan. The lot to be sold is 15.56 acres and the lot remaining with the Applicant is 54.82 acres.

James Stickle motioned to grant sketch plan approval on the updated map. The motion was seconded by Dennis Sigler. All in favor, motion carries.

James Stickle motioned to schedule the public hearing for February 6, 2020, at 7PM at the Town of Ancram Town Hall. The motion was seconded by Dennis Sigler. All in favor, motion carries.

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**NEW BUSINESS:**  
**Miller O'Sullivan**  
**Lot Line Adjustment**  
**3149 Route 82**  
**214.-1-25.111 & 214.-1-40**

After reviewing the map provided by the Applicant the Planning Board determined that the proposed Lot Line Adjustment conforms to the Town of Ancram Zoning Law.

The Planning Board determined that the Lot Line Adjustment was a Type II action under SEQRA and therefore Environmental Review was not required.

The Planning Board waived the public hearing.

James Stickle motioned to approve the Lot Line Adjustment and authorize the Chair John Ingram to sign and stamp the map when the applicant provided a legal instrument transferring the property. The motion was seconded by Dennis Sigler. All in favor, motion carries.

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

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

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