

**ANCRAM PLANNING BOARD
MINUTES
June 4th, 2020
VIA ZOOM**

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

Board Member(s) Absent: Joe Crocco

Others Present: Wesley Chase (Chase Surveying), Jay Gieseler (Chase Surveying), Terrance Duvall (Columbia Land Conservancy), Susan Arterian, et al.

On June 4, 2020, the monthly meeting of the Town of Ancram Planning Board was called to order, on Zoom, at 7:00 PM by the Chair, John Ingram.

The minutes from March 5th, 2020 were reviewed by the Board. Ann Rader made corrections. Dennis Sigler motioned to approve the minutes from March 5, 2020 with the proposed corrections. The motion was seconded by Bob Roche. All in favor, motion carried.

Correspondence: The clerk, J Hoffman, updated the board on the Stacy Shurgin project. Further, they were in via email with the owner of Mountaintop Farms. They were seeking a 3 lot subdivision. However, one would be a Line Adjustment. Further, that should be done concurrently with the renewal of the Special Use Permit. Additionally training opportunities are being sent out and now is a great time to fulfill the training requirements.

Conflicts Check: The Chair, John Ingram, asked if there were any conflicts. Bob Roche will recuse himself for the Herman Meccariello and Dan Brooks application.

Agenda Items:

OLD BUSINESS:

Herman Meccariello/Dan Brooks

LLA/Map Correction

219.-1-85

Lot 1A Hall Hill Road

Wesley Chase talked with both Herman and Dan. Things have slowed down due to Covid-9. The current plan is to move forward with a new application with a revises the Lot Line Alteration with a health department approval and to conform with the current zoning.

NEW BUSINESS:

Susan Arterian/Bob Reed
Abbreviated Site Plan Review
206.-1-2,22

Jay presented ground clearing had already begun. The goal was to come into compliance. Erin Robertson asked for confirmation of what was being reviewed. It is a single family residence on a 50 acre parcel that was previously an agricultural parcel. Basically, there is a quarter mile driveway. Some excavation has already occurred.

The Columbia County approval was shown on the map.

The utilities and well are not currently located but the applicant understands the requirements.

Wesley added that they had worked with the applicant on the subdivision and following Abbreviated Site Plan review there will be a Conservation Easement through the Columbia Land Conservancy.

Terrance Duvall added that the site Plan map would still allow the parcel to be a productive farm parcel.

Bob Roche motioned to declare a negative declaration for the purposes of Environmental Review. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Dennis Sigler motioned to approve the Abbreviated Site Plan Review for Arterian conditioned on the approval of the SWPPP and the payment of fees. The motion was seconded by Bob Roche.

Erin Roberston asked about the proximity of the septic to the flood line. Wesley Chase responded that the Town of Ancram has not done extensive studies and that the septic was approximately 25 feet above the creek. Lastly, Wesley Chase stated that it was his professional opinion that it would not be an issue.

John Ingram clarified that the Septic had been approved by the County Department of Health and the approval was shown.

The motion on the floor was voted on. All in favor, motion carries.

Terence Duvall
Columbia Land Conservancy Letter

206.-1-2.22

The board had been given a copy of the letter. Terence Duvall clarified that this is a new requirement and some minor changes may be required by New York State Ag and Markets.

John Ingram said that the board could authorize him to sign the letter with minor changes.

Erin Robertson said that as long as the intent was the same that would not be a problem.

Erin Robertson motioned to authorize John Ingram to sign the letter and authorized him to sign the letter with minor changes as long as the intent was not changed. The motion was seconded by Bob Roche. All in favor, motion carries.

Jim Murphy
Site Plan Review
219.-1-24.111

Ed stated that some land clearing and tree removal had occurred. Alteration of the land was occurring beyond landscaping. The intent is to eventually subdivide the property.

Wesley Chase spoke with Jim Murphy. He was confident he was under the timber harvesting threshold. Further Wesley Chase clarified, the intent was to have a house site on the property not to subdivide the property.

Mr. Murphy wants to follow the correct procedures, obtain the necessary permits, and approvals. Wesley and Jay will work on the necessary plans, permits, and approvals.

Erin Robertson asked if he was clearcutting. Wesley Chase said he did not think so but had not been on the property so he could not say definitively.

John Ingram clarified whether Mr. Murphy was confident he had stayed under the permitted board-feet. Wesley Chase said that Mr. Murphy was confident he had although it was beyond Wesley's expertise.

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

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