

**ANCRAM PLANNING BOARD**  
**DRAFT MINUTES**  
**November 5th, 2020**  
**In Person**

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

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

**Others Present:** Wesley Chase, Job Yacubian

On November 5, 2020, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by the Chair, John Ingram.

**Minutes:** Minutes from September 3, 2020, were reviewed. Ann Radar had emailed with corrections. Bob Roche motioned to approve the corrected minutes. The motion was seconded by Joe Crocco. All in favor, motion carries.

The minutes from October 1, 2020, were reviewed. Ann Radar had emailed with corrections. Dennis Sigler also mentioned that something which was attributed to him was not said by him as he was not present. Bob Roche had made the aforementioned statement. Further, Joe Crocco stated that the minutes should reflect the turning radius was needed for Fire Apparatus. Bob Roche motioned to approve the corrected minutes. The motion was seconded by Joe Crocco. All in favor, motion passes.

**Correspondence:** The Planning Board was reminded to attend trainings as well as sign-up and attend the anti-harassment training if they had not already done so. Further, the Planning Board was advised of a meeting with Stacy Shurgin who was preparing to apply for Abbreviated Site Plan Review.

**Conflicts Check:** The Chair asked if there were any conflicts there were none.

**OLD BUSINESS:**

**Lyle LLC**  
**PUBLIC HEARING**  
**206.-1-8.3**  
**Subdivision**

This is part of the former Sommerhoff property. Cornelia Guest bought 2 parcels. The building envelope is on the property. The house piece was previously subdivided off. She now seeks another subdivision. Wesley Chase believes the purpose for the subdivision is to create more marketable

lots. The only buildable area is in the field. Wesley will do the deep tests and get the driveway permit.

Erin Robertson asked for a building envelope to be placed on the parcel and that the applicant make an effort to avoid prime agricultural soils as well as a map note that the parcels contain soils of statewide significance.

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

Erin Robertson motioned to declare Ancram Planning Board Lead Agency for the purposes of Environmental Review. The motion was seconded by Joe Crocco. All in favor, motion carries.

Joe Crocco motioned to set the public hearing for November 5th at 7pm. The motion was seconded by Bob Roche. All in favor, motion carries.

**Jacob Coleman**  
**Abbreviated Site Plan Review**  
**215.-1-11.1 &215.-1-11.200**

The Applicants did not attend the meeting.

**NEW BUSINESS: None**

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

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

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