

ANCRAM PLANNING BOARD
November 4, 2021
In Person and Zoom

Board Members Present: John Ingram, Bob Roche, James Stickle, Dennis Sigler, Erin Robertson, Joe Crocco, Ann Rader, Palmer Irving

IT “Gurus” Phil Hack and Steve Olyha were also present to stream the meeting. There were 21 people on line.

Board Member(s) Absent: none

The November 4, 2021 monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

Minutes: A motion was made to accept the previous minutes by Erin Robertson and seconded by Jim Stickle. Typo in October minutes erroneously identified Dennis Sigler as Dennis Weaver, this has been corrected.

Correspondence: CAC wrote memo recommending changes, it was forwarded to the Board and John Ingram followed up with Jamie P.

There was a proposed resolution prepared for Iron Star by John Lyons.

Also, in reference to training – if you have not gone for training either in Spring or today’s training by Nan you have a month and a half to get it done.

Conflicts Check: None

OLD BUSINESS:

Fred Schneeberger

PUBLIC HEARING

Site Plan Review and Special Use Permit

State Route 22

207.-1-17.12

The purpose was only to discuss new information. They are only taking out 20,000 and storm water run off plan is in place. The area of disturbance is the same.

Bob Roche made a motion to close the public hearing and Dennis Sigler seconded it. All in favor, approved.

A motion was made to list it as an unlisted action by Dennis Sigler, seconded by Erin Robertson. All in favor, approved.

A motion to approve pending a written resolution by counsel was made by Bob Roche and seconded by Jim Stickle. All in favor, approved.

Iron Star

SITE PLAN REVIEW AND SPECIAL USE PERMIT

2540 Route 82

Parcel ID: 205.-1-24.7; 205.-1-24.5; 205.-1-24.6

It was discussed to provide an avenue where information would be published on a web site that would be posted 14 days prior to the public hearing. This will allow the community at an early stage to voice concern.

It was suggested that any concerns or clarification requests be sent to J. Hoffman.

A motion was made by Bob Roche and seconded by Jim Stickle to approve this resolution as prepared by counsel. It was passed unanimously as all members were in favor.

A motion was made by Dennis Sigler and seconded by Bob Roche to establish and open Public Hearing for the next meeting. All in favor, so carried.

Duncan

LOT LINE ADJUSTMENT

Roche Lane

206.-1-16.112

The maps have been updated to show the correct information. Present at the meeting was Chris Duncan and the surveyor. The Chairman noted that basically they were just taking out one boundary line. When asked if the owner gets 2 tax bills, he responded no, just one.

A motion was made to approve the lot line adjustment by Jim Stickle and seconded by Bob Roche. All in favor, so carried.

Brown

ABBREVIATED SITE PLAN REVIEW

593 Roche Drive

205.-1-56.121

Nobody came to the meeting but J. Hoffman said the applicants received the Department of Health Requirement letter. They were instructed to either enlarge the system or put in a new one.

Hansen

ABBREVIATED SITE PLAN REVIEW

Simons Road

196.-1-43

The architect presented that they were originally seeking approval for the driveway but have now added the house and septic. The new plans show the driveway and 2 turnouts, the house, and the septic. The area of disturbance is of concern to the Planning Board as some feel it will be over one acre. The applicant was instructed to show the erosion control and to put in a silt fence. A walkthrough was done with E. Robertson and A. Rader.

Curb cuts were not approved.

A motion was made by Erin Robertson and approved by Joe Crocco to approve the driveway as long as there would be a silt fence on the downhill slope of the driveway. All in favor, so carried.

They will also update the drawings.

NEW BUSINESS:

Maiberger

SUBDIVISION

County Route 7

196.-1-28.2

A three lot subdivision was presented by Dan Russell, surveyor and Scott Bowen, applicant.

They need to provide new maps that show they driveway will not be bisecting the field.

There has not been a perc test conducted yet. They need a perc test and septic locations for each parcel. It was suggested that they show a different driveway for each one.

Permission was granted to walk the property. The applicant will meet people there for a site visit.

A person in the audience wanted to make some comments, he was directed to do so at the Public Hearing.

Adjourned.

NOT ON THE AGENDA –

**Lampman
SUBDIVISION
902 County Route 3
198.-1-19**

Peggy Lampman came in for a sketch plan review. They are looking to separate the parcel on County Route 3 into 2 separate lots. She has received a driveway permit.

Motion by Bob Roche seconded by Jim Stickle for sketch plan approval. All in favor, carried.

Motion by Jim Stickle, seconded by Erin Robertson for lead agency. All in favor, carried.

Motion by Jim Stickle, seconded by Erin Robertson to set a Public Hearing for next month. All in favor carried.

**Lampman
SUBDIVISION
882-887 East Ancram Rd.
207.-1-11**

The Lampman property on East Ancram Road was next. It is a vacant lot, the CLC roughed in a driveway. The applicant is required to hire a biologist.

A motion for sketch plan approval was made by Joe Crocco and seconded by Jim Stickle. All in favor, carried.

A motion was made by Erin Robertson, seconded by Jim Stickle for lead agency. All in favor, carried.

A motion was made by Bob Roche, seconded by Jim Stickle for a public hearing next month. All in favor, carried.

Bob Roche motioned to adjourn the meeting at 8:30. The motion was seconded by Ann Rader. All in favor, motion carries.

Respectfully submitted,

M. McDermott
