

**ANCRAM PLANNING BOARD  
MINUTES  
July 11th, 2019**

**Board Members Present:** Bob Roche, Dennis Sigler, Joe Crocco, Erin Robertson, James Stickle, Terry Boyles, Palmer Irving (alt), Ann Rader (alternate)

**Board Member(s) Absent:** John Ingram

**Others Present:** Wesley Chase, representative East Heartland Corp.; Donald Duska, applicant

On July 11th, 2019, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Acting Chair, Dennis Sigler.

The minutes from June 6th, 2019 were reviewed by the Board. Joe Crocco motioned to approve the minutes from June 6, 2019 as amended. The motion was seconded by James Stickle. All in favor, motion carried.

**Correspondence:** None

**Conflicts Check:** The Acting Chair, Dennis Sigler, asked if there were any conflicts; there were none.

**Agenda Items:**

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**OLD BUSINESS:**

**Don Duksa**  
**Public Hearing**  
**Special Use Permit**  
**197.-1-2.12**  
**1030 County Route 27A**

The Public hearing for the Donald Duksa Special Use permit was resumed.

Terry Boyles motioned to close the public hearing. The motion was seconded by James Stickle. All in favor, motion carries.

The letter from the Columbia County Planning Board was read County letter (attached as "Exhibit\_ A") was read for the record and for the benefit of the Ancram Planning Board.

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Donald Duksa responded to some of the concern outlined in the CCPB letter stating that potential problem areas, as identified by Edward Ferratto, were roped off following the initial Planning Board meeting so people could not park in dangerous areas. Further, he stated there was no lighting. Superior Sanitation provided port-a-potties and washing areas. There was ample space for emergency vehicles because of the lot size and the firefighters were already there as they were operating a concession selling food and refreshments.

Terry Boyles motioned to declare a negative declaration for the purpose of environmental review. The motion was seconded by James Stickle. All in favor, motion carries.

**James Stickle motion to grant the Special Use Permit for Donald Duksa to hold one auction a year. The permit shall be valid for three years from the date of issuance. The applicant must obtain a mass gathering permit if required. The motion was seconded by Joe Crocco. All in favor, motion carries.**

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**Dawn Westcott**  
**Lot Line Adjustment**  
**225.-1-45 & 46**  
**96 Ballymount Drive**

The applicant was not in attendance. There was speculation that the applicant no longer intended to pursue the lot line adjustment. The clerk, John Hoffman, will reach out to the Westcotts.

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**East Heartland Corp**  
**Subdivision**  
**220.-1-33.210**

Wesley Chase appeared on behalf of the applicants. Wesley Chase provided the Dutchess Land Conservancy easement and an updated map with the building envelop. Further, he provided a letter from the Dutchess Land Conservancy in support of the application.

The deep test results and soil data showed that a septic system can be designed on the lot without fill.

Lastly, Mr. Chase stated he removed some of the trees from the map so that it was easier to interpret.

For the Density calculation the DEC & NWI are treated as one wetland.

Terry Boyles motioned to hold the public hearing on August 1, 2019 at 7:00 PM at the Ancram Town Hall. The motion was seconded by Bob Roche. All in favor, motion

carries.

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

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

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Exhibit\_A:



Columbia County, New York  
**Planning Board**

20 June 2019

Mr. John Ingram, Chairman  
Town of Ancram Planning Board  
1416 County Route 7  
Ancram, NY 12502

RE: Referral #19-044 – Donald Duksa, Special Use Permit

Dear Chairman Ingram:

Pursuant to the provisions of New York State General Municipal Law (NYSGL) §239-l and §239-m, please find the Columbia County Planning Board (CCPB) recommendation concerning the request of Donald Duksa for a Special Use Permit. The proposed action is to establish an auction house on a site located at 1030 County Route 27A in the Town of Ancram, New York.

Pursuant to NYSGL §239-l and §239-m, the CCPB reviews proposed actions for inter-community or county-wide considerations and shall recommend Approval, Modification or Disapproval of the proposed action, or report that the proposed action has no significant county-wide or intercommunity impact. Upon recommendation of Modification or Disapproval, "...the referring body shall not act contrary to such recommendation except by a vote of majority plus one of all the members thereof". The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations made.

Recommendation: The CCPB finds that this proposed action has no significant county-wide or intercommunity impacts associated with it. Therefore, the Town of Ancram Planning Board may take final action with a simple majority vote. However, the following informal comments are offered for consideration:

Comments:

1. Access: The CCPB suggests that the applicant contact the Columbia County Highway Department regarding the proposed access off County Route 27A.
2. Traffic: The CCPB suggests that the applicant provide information on any plans to manage vehicular access and provide traffic safety measures related to the auction use which will be accessed from CR 27A .
3. Parking: The CCPB suggests that the applicant identify the location of the parking areas on the site plan, including truck parking, loading area(s), drop off area(s), interior circulation, access ways, number of spaces, and traffic control measures.

401 State Street, Hudson, NY 12534 (518) 828-3375  
Fax (518) 828-2825

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4. Emergency Access: The CCPB suggests that the local Fire Chief review the site plan.
5. Signage: The CCPB suggests that the applicant provide information on any proposed temporary and/or permanent signage, including type, size, location(s), etc.
6. Lighting: The CCPB suggests that the applicant provide information on any proposed exterior lighting.
7. Solid waste: The CCPB suggests the applicant provide information on any plans for waste storage and disposal.
8. Water and septic: The CCPB notes that the Short Environmental Assessment Form (SEAF) indicates that there will not be any connection to existing water or wastewater systems. The CCPB suggests the applicant provide information and note location(s) on the site plan for any temporary watering stations/arrangements to provide potable water and temporary toileting facilities for use during the auction.

Please note that within thirty (30) days after final action is taken, the Town of Ancram Planning Board shall file a report of the final action it has taken with the CCPB. Please contact Columbia County Planning Department at 518.828.3375 or [patrice.perry@columbiacountyny.com](mailto:patrice.perry@columbiacountyny.com) for additional information.

Sincerely yours,



Timothy Stalker  
Chair

cc: John Hoffman, Town of Ancram Planning Board Clerk, via e-mail:  
[planningboard@townofancram.org](mailto:planningboard@townofancram.org)

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