

ANCRAM PLANNING BOARD
October 1st, 2020
In Person Public Via Zoom

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

Board Member(s) Absent: Dennis Sigler, Terry Boyles

Others Present: Jacob Coleman, Sole Salvo, Wesley Chase, Frank Schroeder, Jamie Purinton, Kim Tripp

On October 1, 2020, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:10 PM by the Chair, John Ingram.

The minutes from September 3, 2020 were not completed.

Correspondence: The Planning Board was reminded to attend trainings as well as sign-up and attend the anti-harassment training.

OLD BUSINESS:

Recommendations to Town Board Re: Zoning:

The Planning Board supported the updates contained in Local Law #2 of 2020. Bob Roche mentioned that it was not until they applied the changes would they know the problems.

Escrow account for LebensArt Brewing

The Planning Board had reviewed the escrow law and determined that an initial deposit of \$2,500.00 would be appropriate.

Paul and Nancy Miller

187.-1-17(Copake) 197.-1-6 (Ancram)
Subdivision

After discussing the application, which had been made to the Copake Planning Board, the majority of the property is located in the Town of Copake. Erin Roberson asked if the Town of Copake has an Open Space Law. Erin Roberston asked what level of input the Ancram Planning Board would have if they were not Lead Agency. The Planning Board determined that The Copake Planning Board should be the Lead Agency for the Environmental Review.

James Stickle motioned to give John Ingram authority to sign a letter of declination to the Copake Planning Board. 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 owned two adjoining lots, which were previously combined. They are now seeking Abbreviated Site Plan Review because there are slopes greater than 12% on 25% of the parcel. The driveway was previously constructed. The grade on the driveway is 12.22. The driveway was constructed over 10 years ago, is not currently maintained, and there is no washout. The previous owner received Health Department approval for a septic. Subsequently, the current Zoning Law was enacted.

Joe Crocco stated that he believed that an engineer should be used to put some turning radiuses for fire apparatus on the switchbacks. He also was concerned with the disturbed area calculations.

Erin Robertson discussed the Scenic Corridor Overlay Zone.

Sole Salvo reached out to the Columbia Land Conservancy to learn about their practices and further stated that they attempted to integrate the house with surrounding area and minimize site disturbance.

Sole Salvo stated that the majority of the lighting would be in the rear courtyard and the lighting would be directed downward.

Erin Robertson asked if the lighting could be Dark Sky Compliant and asked that a note be placed on the Site Plan stating that all exterior lighting be Dark Sky Compliant.

The Applicants agreed to respond to the CAC memo

The Applicants agreed to pull a SWPPP permit and Ed could issue a foundation and excavation permit.

A condition will be placed in the resolution that trees will not be removed prior to November 1st and after March.

Joe Crocco motioned to give the applicants a foundation and excavation permit provided they submit and receive the SWPPP Permit, do not remove any trees prior to November 1st, and respond to the CAC memo. The motion was seconded by James Stickle. All in favor, motion carries.

NEW BUSINESS:

Lyle LLC
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.

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

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