

ANCRAM PLANNING BOARD
January 7th, 2021
Via Zoom

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

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

Others Present:

On January 7, 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 December 3, 2020, were reviewed. Joe Crocco motioned to approve the minutes. The motion was seconded by Bob Roche. All in favor, motion carries.

Correspondence: The next training will be held on 2/4 at 5PM on Short Term Rentals.

Conflicts Check: The Chair asked if there were any conflicts James Stickle will abstain from consideration of the Stickle application.

REORGANIZATION

Meetings will be held on the first Thursday of every month.

James Stickle motioned to nominate Joe Crocco as the Vice Chair. Bob Roche seconded the motion. Joe Crocco accepted the nomination. All members voted in favor of the motion; motion carries.

OLD BUSINESS:

Jacob Coleman

Abbreviated Site Plan Review

215.-1-11.1 & 215.-1-11.200

The Applicant presented the updated Site Plan, which had the septic closer to the residence thereby reducing the development footprint.

John Ingram asked about the CAC memo.

Sol Salvo responded to the CAC memo.

The Applicants chose the property because of the seclusion and the existing driveway.

The Applicants consulted with an engineer and prepared a SWPPP.

The Applicants plan to leave the vegetation on the driveway.

The Applicants do not plan on using herbicides or salt.

The Applicants do not plan on conducting a bio review.

The Applicants like the surrounding forest and hike on The Conservancy trails.

The Applicants plan to remove trees only during the winter as per the DEC guidelines.

The Applicants relocated the septic to reduce impact.

The Applicants consulted with Columbia Land Conservancy and will plant wild grasses and flowers.

The Applicants will keep mowing minimal.

The Applicants lighting will be limited to maintain privacy, safety, and seclusion. Further, the architect has updated the plans to make the lighting Dark Sky Compliant.

When asked about the availability of water. They would prioritize drilling the well to insure they could obtain water.

The Applicants referred to the Oct. approval as evidence that the PB was comfortable with the proposed building envelope.

The Applicants mentioned that the new septic eliminated the need for the sand filtration and reduced site disturbance.

The Applicants will move the location of the silt fence due to the change in site disturbance.

Jim Stickle motioned to approve the Abbreviated Site Plan. The motion was seconded by Joe Crocco. Motion carries, all in favor.

207.-1-32

Victoria Palidero presented on behalf of the Applicant. The Applicant had reduced the the parking lot from 100' to 66' wide and would put item 4 on the parking area. Then they will add topsoil to increase the distance to the waterbody and the topsoil will allow for grass filtration.

The updated map contained lighting in the parking area. The fence was changed to a 4' split rail, which was consistent with the agricultural elements of the project.

The Applicant provided an interior plan.

The Applicant updated the proposed seasonal hours and times.

Joe Crocco asked about whether visitors could purchase beer on premises.

Joe Crocco believed this should increase the number of required parking spaces. Victoria Palidero responded that even accounting for that they had additional spaces.

Joe Crocco mentioned that the parking lot must contain handicap spaces.

The Applicant will update the parking lot to include parking spaces.

Erin Robertson asked about the water usage.

Carol Falcetti was also interested in the water use and why the light poles with 15'.

The engineer responded that the brewery was not analogous to a golf course and would only use a fraction of the water used by a golf course. Therefore, the water use would not impact the Noster Kill.

The Applicants have included cut sheets for the lighting and the lighting in the parking lot is needed for public safety. Further, the building code dictates the lumens.

Lastly the waste will be contained in a separate tank, which will be emptied.

Bob Roche motioned to set the Public Hearing for Feb 4th, 2021 at 7:00PM. The motion was seconded by James Stickle. All in favor, motion carries.

Joe Crocco motioned to declare the Planning Board Lead Agency for the purposes of environmental review. The motion was seconded by James Stickle. All in favor, motion carries.

Stacy Shurgin
Abbreviated Site Plan Review
2540 Route 82

205.-1-24.1

Taylor Palmer appeared on behalf of the Applicant for Abbreviated Site Plan Approval. Since the previous meeting, the Applicants had rotated the proposed residence. Additionally, they had updated the map to include a pool fence.

Wesley again recounted why Note 5 appeared on the map.

The proposed Guest House was an existing structure, would be 2 stories and would be 2648 sq. ft..

The Planning Board discussed the Guest house and ultimately concluded it was a freestanding accessory dwelling.

James Stickle motioned to find the action was a Type II action for the purposes of environmental review. The motion was seconded by Bob Roche seconded the motion. All in favor, motion carries.

Joe Crocco motioned to grant conditional approval for the Abbreviated Site Plan and Guest House pending the filing of the new maps and final DOH approval. The motion was seconded by James Stickle. All in favor, motion carries.

Joe Crocco motioned to authorize John Ingram to stamp the updated maps that did not have the 150' setback requirement. The motion was seconded by James Stickle seconded the motion. All in favor, motion carries.

NEW BUSINESS: None

Jesse Kaplan
Special Use Permit For Solar
181 Prospect Hill Road
220.-1-38

Erica Barnum appeared on behalf of the Applicant.

The Applicant believes this is a minor accessory structure and therefore a Type II action for the purposes of environmental review.

The solar panels are located in a spot so they are screened from view.

James Stickle motioned to declare the Planning Board Lead Agency for the purposes of environmental review. The motion was seconded by Joe Crocco. All in favor, motion carries.

James Stickle motioned to set the Public Hearing for Feb 4th, 2021 at 7:00PM. The motion was seconded by Bob Roche. All in favor, motion carries.

Joseph Romano
Special Use Permit For Solar
795 Wiltsie Bridge Road
205.-1-19.200

Erica Barnum appeared on behalf of the Applicant.

The parcel is 18.74 acres.

The solar panels will be 9ft 8in once installed.

The Applicant believes this is a Type II action for the purpose of environmental review.

Bob Roche motioned to declare the Planning Board Lead Agency for the purposes of environmental review. The motion was seconded by James Stickle. All in favor, motion carries.

James Stickle motioned to set the Public Hearing for Feb 4th, 2021 at 7:00PM. The motion was seconded by Joe Crocco. All in favor, motion carries.

James Stickle
Commercial Site Plan Review and Abbreviated Site Plan Review
1241 County Route 7
205.-1-76

James Stickle recused himself from consideration of this application and presented his plan to the Planning Board.

There will be 15' separation between the existing building and the new residence.

Bob Roche motioned to grant sketch plan approval. The motion was seconded by Joe Crocco.

Joe Crocco motioned to declare the Planning Board Lead Agency for the purposes of environmental review. The motion was seconded by Bob Roche. All in favor, motion carries.

Bob Roche motioned to set the Public Hearing for Feb 4th, 2021 at 7:00PM. The motion was seconded by Joe Crocco. All in favor, motion carries.

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

Respectfully submitted,

J. Hoffman, Secretary Town of Ancram Planning Board
