

**ANCRAM PLANNING BOARD**  
**August 5, 2021**  
**In Person**

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

**Board Member(s)** The Ancram Community put together 5 questions for John Langdon. Chairman Ingram pointed out that the letter sent to the Board has no bearing on this application. “We are here to see if the applicant has the right to do what he wants to do.”

**Absent:**

**Others Present:**

The August 5, 2021 monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

**Minutes:** The July 1 minutes were not available in time for the meeting.

**Correspondence:** Iron Star

**Conflicts Check:** None

**OLD BUSINESS:**

**Fred Schneeberger**

**Site Plan Review and Special Use Permit**

**207.-1-17.12**

**State Route 22**

Fred Schneeberger came before the Board. He spoke to John Langdon who couldn't make the meeting but stated as in his letter, Fred is his representative.

The Boston Corner Hamlet Committee put together 5 questions for John Langdon. Chairman Ingram pointed out that the letter sent to the Board has no bearing on this application. “We are here to see if the applicant has the right to do what he wants to do.”

There was a question as to when he was first asked for the work to be done (February) because the maps are dated 2006 (That map and the profile have not changed). There were questions about whether this was necessary and about Langdon's equipment. What is the effect on forestland (none). Will there be excessive noise / traffic (not excessive). Will there be performance bonds? The SCOZ states no evidence is necessary, the members present want this evidence.

Is the material going to Palumbo Block (yes). How many trucks will be in and out per day (3-4). How long does it take them to travel (1 ½ hours round trip). Where is the closest residence (across 22). What material will be removed (gravel). How much money will be made (The Board is not here for the financial aspect). Will it be level (not totally but most of it will be gone).

Erin Robertson noted that it is listed as Site Plan Review but a Special Use Permit is required because it is a gravel mine. The response was that it is NOT a gravel mine. John Ingram will speak to counsel for clarification on whether a Special Use permit is required.

Erin Robertson questioned if the board should have an independent engineer's review of the minimum amount of material that can be removed for the safety of the farm equipment. She also pointed out that the Columbia County Planning Board letter stated that wetlands and / or the 100 buffer may be present on this parcel and suggests that the project be evaluated for compliance with NYSDEC. Erin Robertson pointed out that the EAF was not accurate.

The recommendation was made that the Board close the public hearing allowing a 15 day comment period (in writing to the Planning Board). In the interim the Board will address some of these concerns with counsel. They will continue SEQRA review.

Jim Stickle made a motion to close the hearing and allow the 15 day comment period. Joe Crocco seconded the motion. He also asked if we were in the position to call for a bond.

A voice vote was taken with all members voting yea. So carried.

**Dominick Buttner**  
**PUBLIC HEARING**  
**Special Use Permit**  
**261 Boston Corner Road**  
**208.-1-18**

Dominick Buttner came before the board and restated that he has had this business since 2010 and it is a repair shop for motorcycles, four wheelers, UTVs and ATVs and he does small engine repairs. The work is done in a 24'x42' garage that was built in 2013 for that purpose. All work is done between 10-5 and it is not a high traffic business. Most work is by appointment only. This is considered a special use application under the recommendation of Ed Ferratto that it is a high impact business. Dominick presented the Board with a packet.

One of the concerns was that it should be prohibited because automotive use in the zoning is prohibited. In fact the zoning is prohibited for a stand alone business. This is a home occupancy business and is therefore permitted.

When questioned about permits to get rid of oil and gas. Dominick stated that no permits are required and all waste oil is taken to another place to be disposed of.

Reference was made to page 134 of the Zoning Book which did not apply in this instance.

Several people came and spoke on behalf of Dominick Buttner and pointed out that the noise from motorcycles in the area is from tourists, not from his business.

A motion was made to close the Public Hearing by Bob Roche and seconded by Joe Crocco. All in favor, so carried.

A motion was made by Joe Crocco for Negative Declaration and seconded by Jim Stickle. All in favor so carried.

A motion to approve the application was made by Bob Roche and seconded by Joe Crocco. All in favor, so carried.

### **NEW BUSINESS:**

#### **Pulver / Sunnybrae Lot Line Adjustment 715 County Route 8 225.-1-6 & 225.-1-5.111**

Wesley Chase appeared before the Planning Board for Lyndon Chase's application for a lot line adjustment. Sunnybrae bought the first house on the left on Carson Road which is surrounded by Pulver's farm. The original house (on 2.1 acres) was demolished. Pulver's agreed to sell them 3 acres. The house was already approved. This lot line adjustment will bring the lot into compliance. The Planning Board waived the Public Hearing.

The Board feels Sunnybrae should come back for Amended Site Plan Approval. The new site plan must indicate the new house area.

Motion was made by Jim Stickle and seconded by Joe Crocco to approve the lot line adjustment. There is a stipulation that they must come back for an Amended Site Plan. All in favor, so carried.

#### **Ngo PUBLIC HEARING Short Term Rental 17 Rothvoss Road 215.-1-4.1**

Rosemary Ngo presented to the board that her 3 bedroom home at 17 Rothvoss Road has been rented out on Airbnb since 2018. She has owned the home since 2017. No rentals this month but 4 last month. There have never been any complaints by her neighbors. She has moved back to the City but still owns the home and has someone to look after it and respond to any issues. All the required approvals have been met.

The Planning Board has scheduled a public hearing for next month.

**Auld**  
**Short Term Rental**  
**238 Crest Lane**  
**221.-1-20**

Adjourned

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

Peggy Lampman presented to the board. She provided maps. This piece has 103 acres in total all in land conservancy. The request is to divide it into 2 parcels, 32 acres and 71 acres. There is already a house on the 71 acres. There is no house on the 32 acres. The land is wetlands and there is a check zone This needs to be checked into.

When she returns she has to have more information and show the building envelope and location of the well and septic before she can get sketch plan approval.

Adjourned

**Lampman**  
**Subdivision**  
**882-887 East Ancram Road**  
**207.-1-11**

Peggy explained this a 212 acre parcel that she wants to divide into 3 parcels (130 acres, 37 acres, and 45 acres) so that there would be 2 new building lots. There are already two houses, one on the 37 acres and one on the 45 acres. This parcel also has wetlands. More research needs to be done.

Adjourned

**Hoffman**  
**Abbreviated Site Plan Review**

**Lot 7 & 7A Tims Road  
196.-1-40**

Loretta Hoffman presented to the board for a site plan for a commercial horse boarding facility at 1803 County Route 7. A hand-drawn preliminary sketch was provided. The parcel has two different area (tillable land and a wooded area). The Conservancy was brought in to look at it as the intent is to keep it as a nature preserve. We have currently had a lot of water but it's absorbent soil and the perc test indicate no problem there.

A neighbor said the property has covenants requiring consent of all the homeowners, no livestock, and no business. The Chairman stated that the Planning Board cannot enforce private covenants.

The drawings provided do not suffice. They are not acceptable. She needs a stamped engineer or surveyors site plan with everything specifically plotted out including topography.

It's up to the applicant to get the required plans before returning before the Planning Board.

**Miller  
Subdivision  
11 Farmall Lane  
214.-1-25.3**

Wesley Chase explained to the board Jim owns the property on both sides of the road of Route 82. The farm went into the conservancy. A sliver of the 94 acres was deeded to the house where O'Sullivan lives.

The tax map says that the boundaries are not completely right but Chase will correct it. Also wetland information will be put on it. A detailed map will be done for the public hearing.

Bob Roche made a motion for sketch plan approval. This was seconded by Erin Robertson. All in favor, carried.

Bob Roche made a motion for lead agency. Joe Crocco seconded the motion. All in favor, carried.

Jim Stickle made a motion to adjourn. Palmer Irving seconded the motion. All in favor, carries.

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Respectfully submitted,

M. McDermott, based on recording and notes from the meeting.

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