

# **ANCRAM PLANNING BOARD**

**July 1, 2021**

**In Person**

**Board Members Present:** John Ingram, Bob Roche, Dennis Sigler, Erin Robertson, Joe Crocco, Ann Rader, Palmer Irvving

**Board Member(s) Absent:** James Stickle

**Others Present:**

The July 1, 2021 monthly meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by the Chair, John Ingram.

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

**Correspondence:** A number of emails were sent. Columbia County Planning Board July 20.

**Conflicts Check:** None

## **OLD BUSINESS:**

**Fred Schneeberger**

**PUBLIC HEARING**

**Site Plan Review**

**207.-1-17.12**

**State Route 22**

Fred Schneeberger presented a letter from the DEC and a letter from the farmer. John Langdon rents the land from Palumbo. The plan is not to remove the whole knoll, it is not like the Crawford Mine that was open years ago. This is close ended.

The public has shown concerns as to whether or not this is commercial mining. There is also concern that this is only the first step and that this will set a precedent for future applications in the Scenic Corridor Overlay Zone. It was stated that we have a Rail Trail that is unique and possibly the best in the country and if we chip away at the surrounding area it won't be any more. Some in attendance at the meeting would like the Planning Board to deny this application and let an Administrative Law Judge override the decision.

Responses to these concerns included the statement by the Chair that this board has a responsibility to ensure the town doesn't get sued over something the Planning Board did wrong. We are the ones who protect the town. The plan should be amended to show the profile. Regardless of the outcome, this is not open ended, the Board is simply

addressing this application. The purpose is for crop rotation which improves farm land. The flatter the field, the easier the farming. Erin Robertson pointed out that the supplemental zoning does not list an agricultural exemption. However, the Scenic Corridor Overlay Zone does include agriculture. It was stated that if there's a discrepancy in the code, they err in favor of the applicant.

John Ingram suggested leaving the public hearing open for another meeting. Dennis Sigler makes a motion to continue next month, Joe Crocco seconded the motion. All in favor, carries.

**Adam and Ariella Sperling**

**PUBLIC HEARING**

**Short Term Rental**

**197.1-1-35**

**39 Shore Road**

The Sperlings presented to the Board that they have been renting for about a year. They average 3 per month. They have made the decision to limit to 4 people. There have been no significant complaints from guests and they have a five star rating. Rentals are done exclusively through Airbnb. They have met the requirements; inspections done by Ed Ferratto, report on septic received from the engineer, they have 3 parking spots.

The public shared concerns of this ruining their community which consists of 49 homes. The Chairman pointed out that the law that was passed in the Town of Ancram now gives the town control over Airbnbs whereas in the past there was none. When asked if the town gets anything out of this, the response was just the property taxes. Mention was made whether the community is listed as a named insured on the insurance policy the homeowners have, the answer is no.

Joe Crocco made a motion to close the hearing. Erin Robertson seconded the motion. All in favor, so carried.

A motion of non-significance was made by Dennis Sigler and seconded by Bob Roche. All in favor, carries.

Bob Roche made a motion for approval of the application. Dennis Sigler seconded the motion. All in favor, carries.

**Sake Group**

**Short Term Rental**

**19 Lake Shore Drive**

**197.3.-1-39**

The caretaker for the owner presented to the board that there are 3 bedrooms and rental has been busy. Rentals are done through Airbnb.  
The Board has all the required paperwork including inspections / site visit from Ed Ferratto and certification from the engineer on septic.

A motion was made by Joe Crocco and seconded by Dennis Sigler to close the meeting. All in favor, carries.

Dennis Sigler made a motion for declaration of non-significance, Bob Roche seconded the motion. All in favor, carries.

Bob Roche made the motion to approve the application, Dennis Sigler seconded the motion. All in favor, carried

**Nienas**  
**Short Term Rental**  
**23 Lake Shore Drive**  
**197.3-1-40**

The owners presented to the Board. They have a caretaker in Millerton, they have been renting (6 for the summer and 2 more in October and that will probably be it for the year).

Certified inspection was done by Ed Ferratto and the Septic has been approved by the Engineer.

As there were no questions a motion was made to close the hearing by Bob Roche. Dennis Sigler seconded the motion. All in favor, carries.

A declaration of non-significance was made by Dennis Sigler and seconded by Erin Robertson. All in favor, carries.

Joe Crocco made a motion to approve the application and Dennis Sigler seconded. All in favor, carries.

**Iron Star**  
**Site Plan and Special Use Permit**  
**2540 Route 82**  
**Parcel ID: 205.-1-24.7, 205.-1-24.5, 205.-1-24.6**

Taylor Palmer, attorney and Stacey Shurgin, owner, came before the board for the purpose of updating the Board and to be ready for the public hearing.

Taylor Palmer addressed several areas - The retreat center is currently in Phase IA which is part of an environmental review of the project. A goal is to identify resources. There is also no evidence of this being a historic site. CPL will be the engineer consultant. They have taken a preliminary look and will speak to the Department of Transportation. There will be 2 way fire access roads on the property and a fire road to the camping area. There will be a wetlands update at the public hearing. Originally it was thought that there were 2 areas but using an NWI map shows one.

Stacey Shurgin gave her background and expressed her love of the area. She is planning to live on the property. This will be a year round retreat situated on Route 82 between Wiltsie Bridge Road and Roche Drive. The total acreage is 147 acres, 25 of which would be for her private home. There will be 3 types of accommodations. A hospitality company will run it. The object is to keep the noise and light down and to NOT be like a big hotel. It is to be a place where people can come to the Hudson Valley and enjoy all it has to offer.

The Board authorizes J. Hoffman to distribute information to all parties so they may start their research.

**Llopiz**  
**Abbreviated Site Plan Review**  
**White House Crossing**  
**215.-1-15**

The engineer from Crawford Associates updated the Board on several issues:  
~ apartment over garage – will be bedroom and bathroom only  
~use of garage – storage of cars/trailer  
~disturbance – 1.12 acres, this is a residential project  
~septic / draining – next to the garage. For the house it will be an inground system  
~farming operations – none currently, this is not considered prime farmland. It will be more of a meadow than a farm.

Questions about SEQRA online. It said no wetlands on site, also the property shows 3 endangered species.

A notice of intent has not been filed yet. When it is, it will also be mailed to the Planning Board.

A motion was made for a Type II Action by Joe Crocco. Dennis Sigler seconded the motion. All in favor, carried.

A motion for approval was made by Joe Crocco and seconded by Dennis Sigler. All in favor, carried.

**NEW BUSINESS:**

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

Adjourned

**Jay Lorenz**  
**Abbreviated Site Plan Review**  
**169 Roche Drive**  
**Parcel ID: 206.-1-29 (pending new parcel ID)**

David Dembo reviewed for the Board that he owns a 108 acre farm, and would like to sell a 5 acre parcel to his sister on Roche Drive which is not a part of the conservation easement. There are no wetlands.

J. Hoffman spoke with Jay Lorenz who thought he submitted a site plan review. They are currently seeking approval for an approximately 500 ft. driveway, well, septic, and electric.

There are no final drawings for a house yet but the house will be on the current footprint.

A motion for a Type II action was made by Dennis Sigler and seconded by Erin Robertson. All in favor, carried.

Erin Robertson made a motion for approval which was seconded by Joe Crocco. All in favor, so carried.

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A discussion followed about the Buttner application. Is it a home occupation or a home repair? Legal Opinion said that it is a home occupation so that there should be a site plan review.

Also, the Schneeberger application was discussed as far as whether or not it is mining.

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

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Respectfully submitted,

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

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