

**ANCRAM PLANNING BOARD**  
**June 14, 2021**  
**In Person**

**Board Members Present:** John Ingram, Joe Crocco, Dennis Sigler, Erin Robertson, Ann Rader (alternate), Palmer Irving (alternate)

**Board Member(s) Absent:** Bob Roche, James Stickle

**Others Present:**

On June 14, 2021, the continuation of the June 3, 2021 monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

**Minutes:** from June 3, 2021 were reviewed. Erin Roberts made a motion to accept the minutes. Seconded by Joe Crocco. All in favor, motion carries.

**Correspondence:** The Columbia County Planning Board is behind schedule.

**Conflicts Check:** Joe Crocco recused from Sunnybrae application. Dennis Sigler recused from Sigler application

Following a discussion by the Planning Board, The Board determined that all items on the June 3, 2021 agenda should be adjourned to June 14th, 2021 as the Town Hall was without phone and internet and the meeting had been advertised and noticed as accessible via Zoom.

**Jay Lorenz**  
**PUBLIC HEARING**  
**Subdivision**  
**169 Roche Drive**  
**206.-1-29**

David Dembo, relative of the applicants presented to the board. The house won't be built until next winter. The Planning Board deems this as a simple subdivision. The Board will need sealed drawings. The land is part of the Dutchess Land Conservancy.

Erin Robertson motioned to close the hearing. Seconded by Dennis Sigler. All in favor, motion carries.

Dennis Sigler motioned for Negative Declaration for the Lorenz Application. The motion was seconded by Erin Robertson. All in favor, motion carries.

Dennis Sigler motioned for approval. Joe Crocco seconded. All in favor, motion carries.

**Fred Schneeberger**  
**PUBLIC HEARING**  
**Site Plan Review**  
**207.-1-17.12**  
**State Route 22**

Joe Crocco motioned to open the Public Hearing for the Schneeberger Application. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Fred Schneeberger presented to the Board. Property rented by John Langdon (Langdonhurst Farms) owned by Palumbo. Intent is to level the land ( of a particular knoll) to make it usable for agriculture on the property. Conversations with DEC indicate it is Ag related and therefore no mining permit is required.

People from the Boston Corners area disagree and feel that it is not allowed in the scenic overlay corridor. There were also concerns shared as to whether or not there would be work on other knolls. The Board can put covenants and restrictions to be sure that they only do what they are planning and no more.

Joe Crocco motioned to adjourn the Public Hearing to July, 1, 2021 at 7PM. The motion was seconded by Erin Robertson. All in favor, motion carries.

**Adam and Ariella Sperling**  
**PUBLIC HEARING**  
**Short Term Rental**  
**197.1-1-35**  
**39 Shore Road**

Joe Crocco motioned to open the Public Hearing for the Sperling Application. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Dennis Sigler motioned to adjourn the Public Hearing to July, 1, 2021 at 7PM. The motion was seconded by Joe Crocco. All in favor, motion carries.

**Dennis Sigler**  
**PUBLIC HEARING**  
**Subdivision**  
**213.-1-5**  
**51 Hall Hill Road**

Dennis Sigler presented that the subdivision is so his son can build a house with a driveway on Hall Hill Road. It will have conventional septic

There were no questions from the board or public. A motion was made by Joe Crocco and seconded by Ann Rader to close the public hearing.

A motion was made by Joe Crocco and seconded by Erin Robertson for Neg. Dec.

Joe Crocco motioned for Conditional Approval by the Planning Board based on the Health Department. The motion was seconded by Erin Robertson.. All in favor, motion carries.

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

Dominick Buttner presented to the Board. He has a pre-existing garage where he works on motorcycles, four wheelers, UTVs and ATVs and does small engine repairs. He has applied for a Special Use Permit to have a DMV repair shop.

In response to questions by the Board and the public Buttner has stated that all work will be done in the garage and hours would be limited to Monday – Saturday 10-5. The only test drives would be done by Buttner himself with consideration placed on the noise level on the streets. There are currently no employees and no bodywork being done. He also explained how he disposes of waste oil, bulk oil, and batteries.

Joe Crocco motioned to schedule a public hearing for the August 5, 2021 meeting. Seconded by Dennis Sigler. All in favor, motion carries.

**Mary Watkins**  
**Abbreviated Site Plan Review**  
**205.3-1-5**  
**2385 State Route 82**

Mary Watkins presented to the Board for an Abbreviated Site Plan review. She explained it is for family and not for renting.

Joe Crocco motioned for Type 2 Action, seconded by Erin Robertson.

Ann Rader motioned to approve the application and Erin Robertson seconded. All in favor, motion carries.

**NEW BUSINESS:**

**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 for Iron Star presented to the board along with an engineer, Architect, Traffic Engineer, and Surveyor for a site plan review and lot line adjustment for a retreat center. There are 4 lots comprising 150 acres of land. Lots 1, 3, and 4 are for the retreat center. Lot 2 is a single family house and is not part of the application.

In response to question along with a YouTube presentation link it was explained that there are landscaping plans. A fire vehicle access road will be required. There is a stream that bisects the property, which will split the traffic. The existing driveway will be for egress only and new driveways will be along the straightaways on Route 82. Water and sewer will be on private wells and septic systems and there will be several storm water management systems. Part of the land is in the Ag district and part is in the Ancram hamlet. The hamlet area will not be used for anything. All information will be sent to John Lyons, Nan Stolzberger, and Ray Jurkowski for review. When asked if the CAC can review it, the answer was yes. Also an explanation of the difference between a retreat and a resort will be sent in writing.

They will be on the agenda for the July 1, 2021 meeting.

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

Presentation has shown that there is a 70 acre parcel along Route 82 and White House Crossing. Department of Health is reviewing the site. There are wetlands on site. The plan is for a structure and also a Morton building.

The site plan needs to match the footprint of the building and the uses for the interior of the garage need to be clarified. The recommendation is to consider a SWPP permit.

Adjourned to August 5, 2021.

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

Adjourned

**Sake Group**  
**Short Term Rental**  
**19 Lake Shore Drive**

**197.3-1-39**

Presented by the caretaker of the property. It is a short term rental property with 3 bedrooms and 2 parking spaces. Rental is done thru Airbnb. House rules have been presented to the Planning Board and the limit is 7 people at any one time. There will be no on street parking.

A motion was made by Dennis Sigler for a sketch plan approval. Erin Robertson seconded the motion. All in favor, motion carries.

Erin Robertson made a motion to declare lead agency, Dennis Sigler seconded the motion. All in favor, motion carries.

Erin Robertson made a motion to declare a public hearing for the July 1, meeting. Joe Crocco seconded the motion. All in favor, motion carries.

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

Adjourned

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

The applicant presented to the Board for a 3 bedroom Short Term Rental booked through Airbnb. The house was replaced and finished in 2019. There would be no more than 6 guests at any one time.

Joe Crocco made a motion for sketch plan approval, Erin Robertson seconded. All in favor, motion carries.

Erin Robertson makes a motion for a lead agency, Joe Crocco seconded the motion. All in favor, motion carries.

Erin Robertson motions for a July 1, 2021 public hearing seconded by Joe Crocco. All in favor, motion carries.

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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