

**ANCRAM PLANNING BOARD**  
**September 2, 2021**  
**In Person**

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

**Board Member(s) Absent:** Palmer Irving

**Others Present:**

The September 2, 2021 monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

**Minutes:**

**Correspondence:** None

**Conflicts Check:** None

**OLD BUSINESS:**

**Ngo**

**PUBLIC HEARING**

**Short Term Rental**

**17 Rothvoss Road**

**215.-1-4.1**

Applicant came before the board. All information has been submitted at last meeting. All inspections and documentation is complete. There were no questions or comment from the public or the Planning Board.

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

Jim Stickle made a motion to approve the application. Bob Roche seconded the motion. All in favor, so carried.

**Miller**

**PUBLIC HEARING**

**Subdivision**

**11 Farmall Lane**

**214.-1-25.3**

Jim Miller stated that the survey and perc test have not been done yet. There were no other updates.

Joe Crocco made a motion to adjourn the Public Hearing until more information was in place. Bob Roche seconded the motion. All in favor, so carried.

**Fred Schneeberger**  
**Site Plan Review and Special Use Permit**  
**207.-1-17.12**  
**State Route 22**

Fred had an updated plan done by the engineer and a proposal to move 5,000 yards less based on a request made at last month's meeting.

On EAF a few things were missing (wetlands, threatened species, delineation, buffer). It was recommended by Counsel that a SWPPP be done even though the DEC does not require it. More information is needed before the site plan review and Special Use Permit are approved so the applicant will work with the Planning Board clerk on EAF issues and also on the SWPPP. Refer to page 163 and 167 for the items that need to be addressed.

Adjourned to continue work.

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

Mike B. from Hudson Land Designed provided an update – they will provide a fire road to the west side. There will be more water managements. They have advanced the septic design and updated soil tests.

Brian Q, landscape architect spoke to the board about the proposals for a large amount of trees. There will be a pollinator habitat (which will be mowed every 3-5 years). They are in the process of doing wetland delineation. At this time they are waiting on engineering comments.

A question was put before the town's counsel on whether a portion of the road is allowed through the Ancram Hamlet district and the response is no. Another question was if the eastside is a second phase and the answer is yes.

Adjourned.

## **NEW BUSINESS:**

### **Auld**

#### **Short Term Rental**

**238 Crest Lane**

**221.-1-20**

Faye Auld appeared before the Board. All inspections are done by Ed Ferratto and all is in compliance with the Building Department and the Department of Health for the septic system.

A motion was made for a public hearing next month by Dennis Sigler, seconded by Bob Roche. All in favor, so carried.

### **Cohen / Sauli**

#### **Abbreviated Site Plan Review**

**196 Pat's Road**

**207.-1-7.111**

The applicant came before the board because they plan to renovate an area of the garage to have an office, bed, bath, and kitchenette. It will be a free standing accessory dwelling.

The applicant needs to provide several copies of larger plans and also a letter from the DEC stating the septic is acceptable.

Adjourned

## **NOT ON AGENDA**

~ Loretta Hoffman requested to speak about seeking permission to have temporary run-ins on the property for her houses.

Planning Board said that the application is incomplete and they still need to see the septic, well, location of the house. The applicant provided something from an architect but needs something from a licensed surveyor.

It was suggested that she speak to Ed Ferratto about temporary portable run-ins based on zoning laws.

~ Eric Macaire who owns the Bottle Tree property across from the Town Hall had questions for the Planning Board. He explained the DOH approved septic for a 2 bedroom house but it has to be slightly modified.

He wanted to know the Town's position if it was used as a wine store. It depends on the district where the building is located.

He also wanted to know if a two-bedroom house could be used as an Airbnb. The answer is yes, it is permitted following the required process starting with the Code Enforcement Officer.

Suggestion is to go to contract and have the buyer come before the planning board.

Jim Stickle motioned to adjourn the meeting. The motion was seconded by Bob Roche. 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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