

ANCRAM PLANNING BOARD
October 7, 2021
In Person

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

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

Others Present: this section has been eliminated

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

Minutes: A motion was made to accept the previous minutes by Erin Robertson and seconded by Ann Rader (Joe Crocco abstained from voting) with some changes. Typo corrections were noted by Ann Rader (these were grammatical errors). Erin Robertson asked that the phrase a “minimal amount” be removed from the July minutes and also that the July minutes do not say John Crawford but Crawford Associates. Erin sent an email to J Hoffman stating that she made a few additions to the minutes. She felt some comments that she made were important to add. Those changes were made.

Correspondence: Nan is hosting a training before the November meeting at 5:00 PM (there will be pizza).

Conflicts Check: None

OLD BUSINESS:

Miller

PUBLIC HEARING

Subdivision

State Route 82

214.-1-25.3

Wesley Chase presented to the Planning Board stating that James Miller will retain 94.8 acres to the North and the other lot has a buyer.

It shows wetlands, perc tests were done and the DEEP test was done on October 5th. The Columbia County Department of Health letter came today. They are hoping for Conceptual Approval. There were no questions.

Dennis Sigler made a motion to close the Public Hearing, it was seconded by Joe Crocco. All in favor, so carried.

Dennis Sigler made a motion for a Neg. Dec. which was seconded by Joe Crocco. All in favor, so carried.

Joe Crocco made a motion to approve with conditions (revise the map, show the number of bedrooms), seconded by Dennis Sigler. All in favor, so carried.

Auld
PUBLIC HEARING
Short Term Rental
240 Crest Lane
221.-1-20

Faye Auld appeared before the Board. All questions were answered last month.

A motion was made to close the public hearing by Joe Crocco and seconded by Dennis Sigler. All in favor, so carried.

A motion was made to approve the application by Dennis Sigler and seconded by Erin Robertson. All in favor, so carried.

(Take note: the address was corrected by the applicant from 238 Crest Lane to 240).

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

This was removed from the agenda at the start of the meeting.

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

Taylor Palmer began the presentation with a continued review of Site Plan and Special Use Permit applications. Wetland delineation has taken place and will be noted on a subsequent submission. There was a run thru on what's on sight.

They have added a 20 feet wide fire road. There will be a storm water management proposal. The parking area is being moved. The Department of Health will come out but all soil testing has been done.

A traffic study with Craig Manning Engineering has been done. There is a proposal for new access for parking.

It has been stated that this review is for the Planning Board to decide if the application is complete.

A question was asked about the fire access rd. and its proximity to the barn. The response was that they are proposing a retaining wall. When asked if the wall could be screened from the neighbors, the response was yes. There will be no driving in private vehicles on the interior roads. When asked if this will be a resort for four seasons and given the affirmative response, it was felt that it is not plausible. The applicants stated that is why you need good management.

In response to subsequent questions – There will be fire sprinklers. There is an existing barn on the property. There will not be events on the property except for guests of the property.

As there is nothing to explain why a portion is in the hamlet zoning, they are asking the town boards to change the zoning.

John Lyons would like to make sure that all substance is there.

Adjourned.

Cohen / Sauli
Abbreviated Site Plan Review
196 Pat's Road
207.-1-7.111

The applicant came before the board. They have received DOH approval for a 1 bedroom with office in the garage. Pat Pendergrast is saying 2 bedrooms.

The applicant needs a stamped letter from the DOH and plans. They have requested conditional approval.

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

Condition Approval based on stamped drawings motion was made by Dennis Sigler and seconded by Erin Robertson. All in favor, so carried.

NEW BUSINESS:

Duncan

Lot Line Adjustment

Roche Lane (Rockefeller Rd. is a private road off Roche)

206.-1-16.112

The applicant appeared and stated that he is the owner of 3 acres and another parcel. He wants to buy a parcel and then combine it all. The plan is to leave the land the way it is. There is currently an easement he gave to the current owner of the parcel he is buying.

The Planning Board explained that in order to approve it they need a whole new deed description. The applicant will call the surveyor.

Hoffman

Abbreviated Site Plan Review

Lot 7 & 7A Tims Road

196.-1-40

The applicant was looking for Abbreviated Site Plan approval but was told again that she still has not supplied what they need, which is a real survey by a licensed surveyor. The Planning Board also needs an approved septic plan, setbacks, and the location of the house.

J. Hoffman will provide the applicant with a list of what is needed.

Brown

Abbreviated Site Plan Review

593 Roche Drive

205.-1-56.121.

The architect for the owner presented to the Planning Board. There is currently a single family house with a detached garage in the middle of a 10 acre parcel. They want to add on a garage for a studio. No cooking.

The Planning Board is requesting Department of Health approval for septic. The need is for next month to have the survey, lot coverage, and any other information to the planning board.

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

Hansen
Abbreviated Site Plan Review
593 Roche Drive
205.-1-56.121

The applicant is looking to put in a driveway only at this point. There is currently no house. DOH has given approval for a 3-bedroom house. Wetlands were flagged in 2002. It was a requirement for septic approval.

The Planning Board was given permission to look at the site. The application needs to stake the location of the house and the septic. They also need to show the area of disturbance and turnouts every 500 feet.

The application will be amended for approval of the driveway and the house.

The applicant will get information to J. Hoffman.

Adjourned.

Bassin
Abbreviated Site Plan Review
Snyder Road
206.-1-15.100

The applicant is seeking Abbreviated Site Plan Review for an Alvarez Manufactured House at 180 Snyder Road. A trailer there was removed 15 years ago and there is currently a need for farm housing. Doug Weaver is working on septic, there is no Department of Health approval yet. The sketch plan shows it is a 2 bedroom 2 bath house and it is more than 500 feet from the property lines.

The next step is waiting for a letter from the Board of Health as there is currently septic but it is not adequate. The well is fine.

A motion was made for a Type II Action by Joe Crocco and seconded by Palmer Irving. All in favor, so carried.

A motion for Conditional Approval based on the Health Department was made by Palmer Irving and seconded by Joe Crocco. All in favor, so carried.

The applicant will return next month with Board of Health Approval.

Before the close of the meeting, John Ingram said there is a need to reopen the Public Hearing on Schneeberger.

Joe Crocco motioned to adjourn the meeting at 9:45. The motion was seconded by Dennis Sigler. All in favor, motion carries.

Respectfully submitted,
M. McDermott
