

ANCRAM PLANNING BOARD
January 6, 2022
In Person and Zoom

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

Board Member(s) Absent: Dennis Sigler, James Stickle

The meeting was also streamed through zoom.

The January 6, 2022 monthly meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by the Chair, John Ingram.

Minutes: A motion was made to accept the previous minutes by Ann Rader and seconded by Bob Roche.

Correspondence: Per J. Hoffman please submit all email comments as documents. Per Counsel advice public comments will still be open. To all members, start training as we are in a new year.

Conflicts Check: None

OLD BUSINESS:

Iron Star

PUBLIC HEARING

Site Plan Review and Special Use Permit

2540 Route 82

Parcel ID: 205.-1-24.7; 205.-1-24.5; 205.-1-24.6

A resolution to declare lead agency spells out that 30 days has passed and no other requests for lead agency were made so this resolution allows the Planning Board to declare themselves as Lead agency. This will also allow us to proceed with the SEQQR.

Taylor Palmer had no objection to the Planning Board being the lead agency. He also submitted a letter requesting an adjournment to the February 3rd meeting because we have not received comments from the town's consultants. The consultants want to respond to everything at once. John Lyons had no comments for Taylor or the Board and believes the Planning Board needs an opportunity to discuss among themselves. Joe Crocco said a letter from the Historic Preservation Board asked for some information and he hopes that will be part of what the applicant addresses.

A motion was made by Joe Crocco and seconded by Ann Rader to declare the Planning Board as Lead agency. A verbal vote was taken and all are in favor.

A motion was made to keep the Public Hearing open by Erin Robertson and seconded by Ann Rader. Then comments were made by the public.

Jan Hanvick – Recommends that Ancram residents watch the documentary Fyre: The Greatest Party That Never happened on Netflix. Also he read negative reviews from Yelp on the applicant and her company. He then asked like the 1619 Project, will we settle for privilege over democracy?

Tina Aiken – Why is it called Glamping? There are houses not tentlike structures. Maybe to let us believe it's less than it actually is.

Taylor Palmer – All materials are on the website, click the document, download and then you can magnify it and see what's there.

Job Yacubian – Will the Planning Board postpone a decision until the Town Board reaches a determination on the zoning request.

John Lyons replied Yes.

Job then stated that a letter was sent to the Board with the concerns of citizens. The Planning Board already has it. (Taylor Palmer asked if he could get a copy of the letter).

Anne Lindberg – Concerned about the lighting on our nightscape. Also, there will be numerous generators needed which will be loud.

Bill Cohen – wants to know about balance and capital sources. Where is it coming from and where will they spend it?

Emilie Sommerhoff – wants a copy of all comments made so far.

A new motion to continue the Public Hearing was made by Bob Roche and seconded by Joe Crocco, all in favor. So voted.

Maiberger
PUBLIC HEARING
SUBDIVISION
County Route 7
196.-1-28.2

The applicants stated one slight change the electric company visited the property and all property address is 1609.

Jamie Purington suggests the driveway be moved a bit.

The wooded edge will stay. The brush is invasive and will be removed. A note needs to be included about them being in an Ag district and what that means using the language on p. 62 – Ag.

Three areas need to be addressed –

1. There needs to be notes on the plan.
2. The location of the septic and the leeching location.
3. Address the CAC concern about the large trees when going into parcel 3.

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

Ann Rader asked about cottontails and will provide the applicant with a printout with information about them.

Spencer

PUBLIC HEARING

Special Use Permit and Site Plan Review

105 Simons Road

206.-1-2.100

Paul Spencer explained he was renewing the permit with the Planning Board. There are no more than four (4) events pre year. Bob Roche asked if everything was the same and the reply was yes, all the same.

There were no questions or concerns from the Planning Board or the Public.

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

A motion was made for unlisted action by Joe Crocco and seconded by Erin Robertson. All in favor, so carried.

A motion was made for Neg. Dec by Bob Roche, seconded by Erin Robertson. All in favor, so carried.

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

Fred Schneeberger

Site Plan Review and Special Use Permit

State Route 22

207.-1-17.12

(Note: I did not have access to the document referenced in the following)

The board reviewed the SEQRA part 1 and part 2.
There were questions on four (4) sections that need to be answered.

Part 1 - #13 Yes, it does. The Columbia County Planning Board suggested that the applicant have DEC review for potential wetland impacts. and John Lyons suggested that the SWPPP site plan and the engineer's report shows that there are no wetland impacts.

Part 2 -Impact on material conflict – None to small

Will the proposed action result in a change of use – No

Will the proposed action impair the area – Small

Will the proposed action have an impact on the environmental characteristics-No

Will there be an adverse change in traffic – no definitive answer given

Will the action cause an increase in the use of energy – No

Will there be an impact on water supplies – No

Will there be an impact on waste treatment – No

Will there be an impact on historic, archaeological, architectural, or aesthetic resources? – No

Will the proposed action result in an adverse change to natural resources – No

Will it result in an increase of flooding, erosion problems – Small

Will it result in a hazard to resources or human health – No

Part 3 - A motion was made for a Neg Dec by Joe Crocco and seconded by Bob Roche. All in favor carried.

Part 4 – John Ingram said the response is from the Planning Board Engineer, George Schmitt. There should be a qualified inspection weekly of the site. George Schmitt recommends that someone on the town's behalf go on site weekly. Erin Robertson wants it to say NO MORE EXTRACTIONS from the site. Period. George also said there should be a SWPP onsite that shows weekly and daily inspections. Everything can be put in a binder on site. There is no legal obligation to do so.

John Ingram will speak to Ed Ferratto, the Code Enforcement Officer, weekly / bi-weekly and after any storms.

George Schmitt will give conditions to John Ingram and J. Hoffman which will be given to the Board and John Lyons.

UNSCHEDULED –

Brad Horn and Maria Berman architects for the property south of 98 Hall Hill Road wanted to preliminarily discuss some issues with the Board.

There are 22.8 acres and the proposal is for a driveway and a home. There will be well under an acre of disturbance.

They had a preliminary discussion with Ed Ferratto in reference to the proximity to farmland who suggested they speak to the Planning Board.

J. Hoffman sent an email last week and stated these are the people who submitted the EAF.

They were told they need to provide an application. Is the area of slope 15% or greater. What restrictions are there.

The closest electric pole is across the road. They wanted to know what to do and were told to locate utilities and then contact the power company about the pole.

NEW BUSINESS:

Donald Duksa

Site Plan Review and Special Use Permit

1030 County Route 27A

197.-1-2.12

J. Hoffman will reach out to Chris Duncan before the next meeting about Don's renewal.

Bob Roche motioned to adjourn the meeting at 8:55. The motion was seconded by Joe Crocco. All in favor, motion carries.

Respectfully submitted,
M. McDermott
