

**ANCRAM PLANNING BOARD**  
**March 3, 2022**  
**In Person and Zoom**

**Board Members Present:** John Ingram, Bob Roche, James Stickle, Joe Crocco, Ann Rader, Erin Robertson, Palmer Irving, Colleen Lutz, Philip Hack, Palmer Irving

**Board Member(s) Absent:** none

The March 3, 2022 monthly meeting of the Town of Ancram Planning Board was called to order at 7:01 PM by the Chair, John Ingram.

**Minutes:** A motion was made to accept the February 2022 minutes (with changes made by Colleen Lutz) by Bob Roche and seconded by Erin Robertson.

**Correspondence:** J. Hoffman sent out training information.  
Information about an Iron Star Workshop.  
Conversations were held with Planning Board members about what was discussed at the last meeting.

**Conflicts Check:** None

**OLD BUSINESS:**

**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**

There is a revised proposal by Iron Star. There will be no public comments as this is an informational meeting.

Taylor Palmer began by stating they have reduced the development proposal. There were comments by Hudson Land Design, an Environmental Planner, a Landscape Designer, a Design Engineer and a Traffic Engineer. Also, the owner, Stacey Shurgin thanked everyone and gave a summary of the new reduced site plan. It is and will continue to be a quiet place for people to enjoy the outdoors and offers a retreat from the busy world. All development moved to the eastern edge, there will be NO development on the western edge. Development will be limited to lot 3 – only on 36 acres of land with 12 small permanent structures. There will also be 20 seasonal weeks for glamping. There will be no impact to the ridge and a limited disturbance of existing trees. A question was asked about glamping, the response is that the tents will come down but the platform will stay.

On March 31<sup>st</sup> @ 7PM there will be a workshop. It will be open to the Public but no comments from them will be entertained. The meeting will be between the applicant, the Planning Board, and the consultants.

Erin Robertson motioned to set the Planning Board workshop date as March 31, 2022 at 7 PM at the Ancram Town Hall available on zoom. The motion was seconded by Bob Roche. All in favor, so carried.

**Maiberger**  
**SUBDIVISION**  
**County Route 7**  
**196.-1-28.2**

The applicant presented with everything the Planning Board previously requested. The easement and documents have not been reviewed by John Lyons.

A motion was made for conditional approval by Bob Roche and 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**

Counsel, Karen Mintzer was present on Zoom. A revised resolution was received by the Board.

A motion was made to accept Part 3 of the EAF by Joe Crocco and seconded by Palmer Irving. All in favor, so carried.

A motion was made to approve the resolution with the condition that the applicant must get a building permit before any work is started by Jim Stickles and seconded by Bob Roche. All in favor, so carried.

**NEW BUSINESS:**

**McNally-Lerner**  
**ABBREVIATED SITE PLAN REVIEW**  
**Hall Hill Road**  
**213.-1-4.111**

Brad Horn was present via Zoom requesting a preliminary Abbreviated Site Plan Review approval. He has amended the area of disturbance calculation and has had an email

exchange with Mike DeRuzzio. The purpose of the meeting as far as Brad Horn is concerned is for feedback and conversation.

Ann Rader pointed out that the planning for the driveway looked different and there is no flagging for a garage.

Joe Crocco said with a 10' elevation change the Planning Board needs grading information and drainage. Also the area of disturbance is ok but you need a connection between the areas of disturbance.

J Hoffman will forward the DEC guidelines to the applicant about what is permissible for tree removal.

There needs to be a location of a well, location of septic, and the stake-out for the garage.

**Newman – Long**  
**LOT LINE ADJUSTMENT**  
**383 Pooles Hill Road**  
**213.-1-21 & 213.-1-70**

Darren Mosher presented before the board representing Scott Newman and Gregory Long. There are 2 parcels, they are taking from parcel 2 and adding it to parcel 1. Parcel 1 is becoming 11.45 acres (.145 is the acreage that is changing).

There were no questions.

Joe Crocco made a motion that because of the nature of the application, the Lot Line Adjustment does not require a Public Hearing or Environmental Review. Ann Rader seconded the motion. All in favor, carried.

A motion to approve was made by Joe Crocco and approved by Ann Rader, all in favor, so carried.

**NOT ON THE AGENDA:**

Wesley Chase presented information on 3 (three) separate items.

**Lampman**  
**LOT LINE ADJUSTMENT**

In December 2021, the Planning Board approved the subdivision. Buyers of the property don't want to buy with an encroachment on the property and they want to take care of some non-conforming issues. Also, the septic is not on the original map. There are no objections to subdivision plans of the property and there are signed documents by all concerned parties and the Conservancy. They are decreasing the degree of non-conformation.

After a brief discussion by the Planning Board members a motion was made by Bob Roche and seconded by Joe Crocco to waive the Public Hearing. All in favor, carried.

A motion was made to approve the subdivision by Jim Stickle and seconded by Palmer Irving. All in favor, so carried.

**Berlinghoff**

**LOT LINE ADJUSTMENT and SUBDIVISION**

A new application will be for next month for a lot line adjustment. There is land owned by Osofsky from which a piece will go to Berlinghoff.

The suggestion by the Board is to do a lot line adjustment first and then do a minor subdivision which will go before a Public Hearing.

**Murphy**

Jim Murphy owns a lot off Cottontail Road. He was building a farm road and Ed Ferratto stopped him. A SWPP permit was gotten and DEC signed off. Ed Ferratto has not removed the Stop Work Order.

A Motion was made for Wesley Chase to submit a letter to the Planning Board about why he appeared before them so they can address it with Ed Ferratto and counsel by Erin Robertson, seconded by Joe Crocco. All in favor, so carried.

**DISCUSSION among the members about a google drive for the Planning Board Members.**

Bob Roche motioned to adjourn the meeting at 8:37 PM. The motion was seconded by Erin Robertson. All in favor, motion carries.

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Respectfully submitted,  
M. McDermott

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