

ANCRAM PLANNING BOARD

May 5, 2022

In Person and Zoom

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

Board Member(s) Absent: Erin Robertson

Called to Order: 7:00 by Chairman John Ingram

Minutes: Minutes from March 3, 2022; March 31, 2022; and April 7, 2022 meetings were approved. Minutes from April 20, 2022 have not been approved yet, the video and audio recordings will be attached to them first.

Correspondence: Consultants meeting took place May 4, 2022. J Hoffman also sent out some trainings to the Board.

Conflicts Check: None

OLD BUSINESS:

Miller

SUBDIVISION

Copake Road

197.-1-6

The parcel is in Copake and Ancram. The applicant came directly from the Copake meeting where he received approval. Currently it is one lot that is split up by the stream and the road. Access is through the Copake portion, the Ancram portion is landlocked. It is 255 acres across lots 2, 3, 4, and 5. They have not been perked.

Advised by the Planning Board to get the final resolution from Copake and give it to J. Hoffman and we can move forward at the next meeting.

Adjourned.

Fulton and Forbes

COMMERCIAL SITE PLAN REVIEW

1415 County Route 7

205.1-1-8

In April a plan was submitted. They have made modifications based on the Board's comments and comments from the Town Planner. The following were addressed by the applicant

1. Previous use

2. Setbacks or frontage – Applicants have an updated plan
3. Fence height – will be 6’
4. Lighting fixtures – will turn off 30 minutes after closing
5. Parking spots – they are showing 9
6. Landscape – the back of the facility should meet the requirements
7. Signage – There will be an uplit free standing sign that meets the code
8. 9. And 10. Were errors of the application which will be addressed upon resubmittal.
11. Deed restriction and easement – They have a call out to the surveyor.
12. and 13. Updated SEQRA
14. Propane Tank – The previous tank was removed. There will be no propane on site. There will be mini splits and a compressor will be shown on the plan.
15. Trash – There will be 1 bin for garbage and 2 bins for cardboard on the left side of the parking lot.
16. Playhouse – has been removed.
17. Trees – all trees on the property line will be maintained
18. Legend for C-100 – will be put in
19. Dimensions – interior is 900 sq. ft. Exterior Dimensions are 40’x28’
20. Drainage – Already drains toward the road, they feel a drainage plan is not necessary.
21. Topographic Lines – They will be requesting a waiver
22. Signage Notes – they had an error in the drawing and signage notes will be included. The septic system is being updated.
23. Split rail fence – Will be replaced in kind.
24. Aisle width – Access aisle width is 20’ which has been used in the past successfully.
25. Deck, sidewalk, entrance - Will be shown in updated plan
26. outside of building – photos will be provided
27. Stream buffer – would like to keep parking lot 25’
28. Septic – already spoke about septic

Ann Rader presented a list of questions / comments by Erin Robertson.

1. Silt fence is inadequate
2. Planting plan is inadequate. Request made for a planting plan.
3. Reduction of the risk of destabilization. Suggestion made for one less vehicle spot.
4. Storage area? Will be used for rest room and mechanical room.
5. Large tree behind the building – Applicant stated that 80% of limbs are dead and she’d like to remove them.
6. Show all existing plants.
7. Landscape plan for the front – Applicant waiting to see what’s there.
8. Should have more drainage area.
9. Would cars have to back onto the road?

The Board asked if there is a walk-in wine cooler? Yes

Will it need a compressor? Yes.

Will there be a dishwasher? Yes

The applicant knows what they have to do based on the above points.

A motion was set for a Public Hearing on June 2, 2022 by Jim Stickles and seconded by Philip Hack. All in favor, so carried.

A motion was made to make the Ancram Planning Board the lead agent by Jim Stickle, seconded by Palmer Irving. All in favor, so carried.

NEW BUSINESS:

Les McCarthy's Pop's Cabin

STR RENEWAL

128 Skyline Road

213.-1-41

Ed Ferratto has inspected and is certifying there have been no complaints or changes. As nothing has changed since the original approval, no Public Hearing is necessary. J Hoffman has drafted an affidavit that Les McCarthy signed. It was agreed the renewal fee would be \$75.00 (which is half of the original fee).

A motion was made by Philip Hack and seconded by Colleen Lutz to approve the Short Term Rental for another year. All in favor. So carried.

NOT ON THE AGENDA –

1. Kari Kleinmann and Ash Singh presented for Lerner McNally. They were waiting for approval from Mike DeRuzzio and it came in after the deadline for the meeting. They have updated drawings. The Planning Board needs additional information before they can move forward such as an Engineer's Design, the hard copy of the Department of Health approval, the approval from the Highway Department for their permit, setback of well. The drawing shows the well is 77 ft. from the leaching field but it should be 100 feet.
The applicant will return with required documentation.
2. Jeff Pulver would like to put a pole barn on his property. There is nothing else on that lot. It will be for storage. The definition of an equipment shed is an accessory structure for storage.
The applicant will request a waiver to J. Hoffman in writing and he will then be scheduled for a sit plan review next month.

John Ingram, Joe Crocco, J. Hoffman had a meeting with John Lyons re: Iron Star. They believe that they should do a public hearing so the public can comment on Part 2 of the EAF. The proposed date is June 23, 2022. They will let Iron Star know about this next work session at the June 2, 2022 meeting.

Palmer Irving motioned to adjourn the meeting at 8:48 PM. The motion was seconded by Bob Roche. All in favor, motion carried.

Respectfully submitted,
M. McDermott
