

## **ANCRAM PLANNING BOARD**

**June 2, 2022**

**In Person and Zoom**

**Board Members Present:** John Ingram, Joe Crocco (arrived at 7:15 PM), 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 May 5, 2022 meeting have been approved. Motion made by Bob Roche, seconded by Jim Stickle. All in favor, so carried. Minutes from April 20, 2022 have not been approved yet, the video and audio recordings will be attached to them first.

**Correspondence:** J Hoffman spoke with John Lyons about Iron Star, the next meeting will be held on June 23, 2022 at 7 PM. There is no agenda yet.

239 Referral was returned from the County regarding Fulton and Forbes.

Request that the Planning Board waive the referral requirements for Abbreviated Site Plan Review and some of the other requirements in light of Ed Ferratto's accident.

**Conflicts Check:** None

### **OLD BUSINESS:**

#### **Fulton and Forbes**

#### **PUBLIC HEARING**

#### **Commercial Site Plan Review**

**1415 County Route 7**

**205.1-1-8**

They will keep the east side parking lot as is, the west side will be expanded. They are adding a vegetative buffer north of the parking lot. Proposed business hours will be Monday (12-7), Tuesday (closed), Wednesday (12-7), Thursday (11-7), Friday (11-7), Saturday (11-7), Sunday (12-5). Site lighting will shut off a half hour after the business closes.

Everyone received a copy of the CAC memo.

They do not have to install a silt fence.

They would like to leave the last parking spot as previously discussed.

Septic was installed. Part of the requirement is a UV system which can't be installed until they receive a building permit. The applicant is requesting that the provision be that they will not get a Certificate of Occupancy until it's approved.

Motion made to close the public hearing by Ann Rader, seconded by Jim Stickle. All in favor, carried.

Motion for Neg. Dec. made by Jim Stickle, seconded by Palmer Irving. All in favor, so carried.

Motion made for conditional approval based on final septic approval and vegetation made by Bob Roche, seconded by Philip Hack. All in favor, so carried.

**Miller**

**Subdivision**

**Copake Road**

**197.-1-6**

A motion was made to accept the letter the applicant received from Copake for approval by Bob Roche, seconded by Jim Stickle. All in favor, so carried.

**McNally-Lerner**

**Abbreviated Site Plan Review**

**Hall Hill road**

**213.-1-4.11**

Brad Horn and Maria Berman appeared before the Board via Zoom to seek approval for the Abbreviated Site Plan Review.

Questions / Comments by Joe Crocco –

1. Discrepancy about the areas of disturbance. He feels it's over 1 acre.
2. Letter from Mike DeRuzzio says it refers to the system layout, however we don't know what layout he's referring to. Applicant said Mike DeRuzzio feels that they don't need an outside engineer.
3. Need another silt fence at the bottom of the septic system. Please show the silt fence detail.
4. There is a slope therefore you need to show grading information. The response was that the slope is conveyed on pg. L101.

Joe Crocco said they expect to see signed, sealed, drawings.

This application will continue next month.

**Pulver**

**Abbreviated Site Plan Review**

**Winchell Mountain Rd.**

**225.-1-5.111**

Last month Jeff Pulver requested to be able to put the building closer and waive the setback. The Planning Board all agreed to waive the variance.

A motion was made to waive the variance by Jim Stickle and seconded by Palmer Irving, All in favor, carried.

A motion made for a Type II Action by Jim Stickle, seconded by Bob Roche, All in favor, so carried.

A motion was made for approval by Jim Stickle, seconded by Bob Roche. All in favor, so carried.

**Hoffmann**  
**Abbreviated Site Plan Review**  
**County Route 7 and Tim's Rd**  
**196.-1-40**

William Better, attorney for Loretta Hoffmann, appeared before the Planning Board.

There is a request to add language from the Surveyor.

They have received Board of Health approval for Septic.

Pat Pendergrast submitted the SWPPP.

Applicant previously submitted an EAF as well.

Ann Rader had a question about the ditch. It was stated that it is a riverlet on the east side of the property and it has cleared the setback requirement.

They put in a stone drive. Applicant says she didn't know they needed a permit for a driveway. It was in the mathematical area of disturbance.

A kettle shrub pool needs to be shown on the plan per Ann Rader.

A new map will be done showing the drive and vegetative area.

Motion for type II action by Ann Rader, seconded by Bob Roche. All in favor, so carried.

Motion for conditional approval based on showing 10' of vegetative buffer on new map by Palmer Irving and Ann Rader. All in favor, so carried.

**NEW BUSINESS:**

**Sperling**  
**STR RENEWAL**  
**39 Shore Rd.**  
**197.1-1-35**

Request to renew STR. There have been no issues and no changes.

Motion to approve renewal made by Jimmy Stickle, seconded by Colleen Lutz. All in favor, so carried.

**Gardella**

**Area Variance Referral from ZBA**

**882 E. Ancram Rd.**

**207.-1-11**

Nobody appeared before the Board.

J Hoffman said he can show the map. It is 44' away from the road and the applicants wants to add an addition so they need a 6' variance.

This is on the previous Lampman property.

The change does not encroach on septic area.

The **response** that will be given to the ZBA is that the PB has no objections to ZBA granting a variance.

**Lorenz / Dembo**

**Informational Meeting**

**169 Roche Drive**

**206.-1-29.4**

A letter was sent to the Planning Board asking for

Mr. Lorenz wants to understand the requirement for the window to remove trees. He feels the state and federal law will give them more leeway.

Suggestion was made to hire an arborist to determine what trees can come down.

John Ingram suggested that Jay Hoffman work on the language to modify the existing conditions so it is more inline with the state requirements.

The applicant pointed out that they are looking for the ability to take down about 30 trees in a 5 acre lot. The largest is 12" in diameter. 40% are 6" or less in diameter.

The PB needs a letter from the DEC saying they're ok with it.

A motion was made to amend the tree cutting resolution to coincide with the guidance from the DEC (in their absence then a licensed arborist) Joe Crocco, seconded by Colleen Lutz.

**AFTER THE MEETING PLANNING BOARD DISCUSSION**

The Velazquez property has barriers on the driveway. J Hoffman is to get in touch with Velazquez and tell him that the PB has concerns about grading going on. We need access to tat site. Also J will reach out to Pat Pendergrast and to the building department.

Bob Roche motioned to adjourn the meeting at 8:20 PM. The motion was seconded by Palmer Irving. All in favor, motion carried.

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Respectfully submitted,  
M. McDermott

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