

## CAC Meeting, July 11, 2022

**Attending via Zoom:** CAC members Jamie, Choral, David, Jane, Jono, Kim, Wally, Jay, Erin. Meeting commenced at 7:00pm

We approved the June 6, 2022 meeting minutes. We celebrate that Ancram is now certified as Bronze level Climate Smart Community and that there is a Columbia County Climate Festival this weekend that Jay will be attending.

Planning Board Concerns:

1. Jay Lorenz attended a Planning Board (PB) meeting with the town lawyer and consultants to discuss the Iron Star project. Jay was representing the CAC in its role as a consultant on the Iron Star proposed action. Jay noted that the PB will be taking greater control of the process and scope of this project as it unfolds.

There will be an in-person and zoom PB Public Hearing on the proposed Iron Star Retreat Center on July 25 2022 at 7:00pm. This meeting will focus on the NY State Environmental Assessment Form, part 2. Another focus of the public hearing will be a "Reduced Development Proposal" (hereinafter the "Proposed Action,"), which consists of applications for a site plan approval, a lot line adjustment, and a special use permit application for a proposed Retreat Center. The Proposed Action is located on the premises at 2540 NYS Route 82, located on the south side of New York State 82, south and west of Wiltsie Bridge Road, northwest of Roche Drive and east of Poole Hill Road, within the Town's Agricultural (Ag) District and is also located in Columbia Agricultural District 1. The Proposed Action includes the adaptive reuse of an existing residence located on Lot 3 (Tax Parcel 205.-1, Lot 24.5) for a five (5) guestroom inn; a public restaurant; an amenity building; four (4) creek houses; four (4) A-frame cabins; and eleven (11) seasonal glamping structures. All currently proposed development will be located on the east side of the property. The Proposed Action also includes a pool, proposed parking areas, access roads, private wells, sewage disposal systems, an infiltration basin, and stormwater management infrastructure that support Iron Star Retreat Center's facilities. (Excerpt from PB Notice of Public Hearing)

2. Erin mentioned a few other proposals before the PB including new subdivisions on a farm for sale on Crest Lane, an Osofsky 5-acre subdivision on Prospect Hill Road, and a Schneeberger 3-lot subdivision with one driveway. The Velasquez project continues to be a big concern for the PB given the wide driveway, cutting of more trees, steep slopes, and lack of erosion control. John Ingraham and Joe Crocco are trying to get on site to inspect these serious breaches of our zoning regulations.

Local Law #6 will be voted on at the next Town Board meeting. Amendments to Ancram's zoning laws include increasing stream buffers to 150 feet from 100 feet and adding several upgrades and improvements to the commercial logging regulations.

Next CAC meeting is Monday, August 1, 2022.

Meeting adjourned at 7:40 pm