

ANCRAM PLANNING BOARD
July 7, 2022
In Person and Zoom
[View Zoom Meeting Recording Online](#)

Board Members Present: John Ingram, Joe Crocco, Bob Roche, Erin Robertson, Ann Rader, Palmer Irving (via Zoom), Colleen Lutz

Board Member(s) Absent: James Stickle, Philip Hack

Called to Order: 7:03 by Chairman John Ingram

Minutes: Colleen Lutz mentioned that Erin Robertson's name appeared as "Erin Robertsons" in the attendance. Motion to approve the minutes with the correction by Bob Roche, seconded by Joe Crocco. All in favor, so carried.

Correspondence: J Hoffman announced Nan will have training on August 4, 2022 at 5 PM, to review the recent and proposed Zoning amendments. Pizza and beverages will be served.

Conflicts Check: None

OLD BUSINESS:

McNally-Lerner
Abbreviated Site Plan Review
Hall Hill Road
213.-1-4.11

Pat Pendergrast is working with the Applicant and explained the septic field is a cut and fill so there should not be much soil disturbance or additional disturbed area. Mike DeRuzzio wants to be on site to approve the septic. There were no comments or questions by the Board.

The action a Type II action not requiring environmental review under SEQRA.

Joe Crocco motioned to approve the Abbreviated Site Plan with the condition that the Applicant must receive approval from the Columbia County Department of Health, seconded by Erin Roberston. All in favor, carried.

NEW BUSINESS:

Maiberger/Cohen
SITE PLAN REVIEW
County Route 7
Formerly 196.-1-28.200

Mailberger is the previous owner; it is now owned by Spring Brook Homes LLC. The plan is to build a house and a guest house and move into Lot 1. Almost done getting in shared portion of driveway. Trees are overgrown with vines. Mike DeRuzzio wants one change.

A Civil Engineer needs to do a grading plan. They need a Stormwater Pollution Prevention Plan (SWPPP) because the total area of disturbance is greater than one acre.

Motion for sketch plan approval by Joe Crocco, seconded by Erin Robertson. All in favor, so carried.

Motion for Planning Board to be the Lead Agency made by Bob Roche, seconded by Ann Rader. All in favor, so carried.

Motion to schedule the matter for a public hearing on August 4, 2022 by Joe Crocco, seconded by Erin Robertson. All in favor, so carried.

Nienas / Kissel
SHORT TERM RENTAL RENEWAL
23 Lake Shore Drive
197.3-1-40

Did not appear before the Board tonight.

Osofsky
LOT LINE ADJUSTMENT
Chase Road
219.-1-59.11

Wesley Chase appeared on behalf of applicant. There are no easements on portions south of Chase Road. Berlinghoff will get a small piece. Chaseholm Farms / Lyons will get a small piece.

Motion for Type II Action by Bob Roche, seconded by Joe Crocco. All in favor, carried.
Motion to approve by Erin Robertson, seconded by Joe Crocco. All in favor, carried.

Osofsky
SUBDIVISION
Prospect Hill Road
219.-1-59.11

Wesley Chase appeared. This property is on the other side of Prospect Hill. There is a conservation easement.

Motion for sketch plan approval by Erin Robertson, seconded by Ann Rader. All in favor, carried. Motion for Lead Agency made by Erin Robertson, seconded by Joe Crocco. All in favor, carried.

Motion for Public Hearing on August 4, 2022 at 7:00PM made by Joe Crocco seconded by Erin Robertson. All in favor, carried.

Broe
SUBDIVISION
258 Crest Lane
221.-1-5 and 221.-1-6

William Broe appeared before the Planning Board seeking information regarding his properties. Two parcels on the North side of Crest Lane will remain as is and the portion of the parcel South of Crest Lane will be subdivided into a separate lot. Right now a portion of the property is mortgaged but not the entirety. Because of the limited acreage of the small lot and the existing setback of the indoor riding arena, this is a non-conforming property. Additionally the subdivision may require simultaneous Abbreviated Site Plan Review of property.

The plans have to show wetlands and all parcels have to be perched.
The board is conceptually agreeing to what he wants to do.

Motion for sketch plan approval made by Joe Crocco, seconded by Erin Robertson. All in favor, carried.

Proposed Local Law 6 of 2022
Referral from Town Board

John Ingram requested that all Planning Board members look at Local Law 6 of 2022. Send in your comments so they can be put together.

PLANNING BOARD DISCUSSION

The Workshop Session / Public Hearing for Iron Star to review public comments on Part 2 of EAF will be held on July 25 at 7 PM. They have requested an adjournment but per advice of counsel the meeting will be held. The Planning Board will not respond to public comment.

John Ingram and Joe Crocco asked if J Hoffman has spoken to Pat Pendergrast re: Velazquez they responded that they had not but had discussed the matter with Ed Ferratto.

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

Respectfully submitted,
M. McDermott
