

**ANCRAM PLANNING BOARD**  
**August 4, 2022**  
**In Person and Zoom**  
[View Zoom Meeting Recording Online](#)

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

**Board Member(s) Absent:** Bob Roche, Erin Robertson

**Also Present:** Nan Stolzenberg, Kim Garrison

The August 4th, 2022, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair John Ingram.

**Minutes:** A discussion of minutes was moved to later in the meeting.

**Correspondence:** A discussion of correspondence was moved to later in the meeting.

**Conflicts Check:** None

**Springbrook/Cohen**  
**PUBLIC HEARING**  
**Site Plan Review**  
**County Route 7**  
**Formerly 196.-1-28.200**

The Planning Board had previously approved a subdivision, which was filed. The Applicant is seeking Site Plan Review.

The Chair, John Ingram opened the Public Hearing.

Joe Crocco motioned to close the Public Hearing. The motion was seconded by James Stickle. All in favor, motion carries.

There were no Public Comments on the Springbrook Application for Site Plan Review.

Ann Rader motioned to make a Negative Declaration for the purpose of Environmental review. The motion was seconded by Palmer Irving. All in favor, motion carries.

James Stickle motioned to Approve the Springbrook Site Plan Review. The motion was seconded by Palmer Irving. All in favor, motion carries.

**Osofsky**  
**PUBLIC HEARING**  
**Subdivision**  
**Prospect Hill Road**  
**219.-1-59.11**

Did not appear before the Board tonight. The Public hearing was opened by John Ingram and adjourned.

**NEW BUSINESS:**

**Nienas-Kissel**  
**Short Term Rental Renewal**  
**23 Lake Shore Drive**  
**197.3-1-40**

The only change from last year was that a new agent was hired because the old agent had passed away. There were no complaints on file.

Palmer Irving motioned to approve the NienasKissel Short Term Rental Renewal Special Use Permit. The motion was seconded by James Stickle. All in favor, motion carries.

**Discuss and Finalize Information Requested of Iron Star**

Colleen Lutz had submitted a response via email.

The Board wants information regarding the impact on the intersections of 8, 3, and 82.

Four Corners' Road should also be included but not Empire. Wiltsie Bridge Road should be included.

The Board discussed the impact on prime agricultural soils and how to quantify that impact.

The Board will request a narrative to explore other ancillary traffic impacts.

Colleen's response included a simple potential viewshed impact, which was a worst-case scenario without accounting for vegetation.

The Board discussed photo-simulations along 82 between Cooper's to Dr. Aiken's at a chosen interval, at Roche Drive, across from the house, at Wiltsie Bridge Road intersection, and at Pat's Road.

Kim Garrison asked about a balloon test. John Ingram stated balloons could be added from their highest elevations.

The Board discussed whether the Application was consistent with the Comprehensive Plan, which is oriented toward conservation. Would a conservation subdivision have more or less of an impact? This may be able to be addressed as a narrative response.

The Board discussed the access and internal circulation. The board feels the Applicant should look at the location of the inn and whether the current location and circulation plan makes sense.

The Board discussed whether Special Events would be held at the Retreat Center. The Board felt that the Applicant's previous response was unclear and should be clarified.

Nan will update her memo, Planning Board members will have additional time to give feedback, which will be incorporated and finalized.

Kim Garrison will research whether a special meeting is required prior to transmission to the Applicant.

**Minutes:** Previously, at the May, meeting the April 20<sup>th</sup> workshop meeting minutes were not approved. J. Hoffman had added a link to the YouTube. Nan's updated EAF will be incorporated.

Joe Crocco motioned to approve the July 7th, 2022 minutes with corrections. The motion was seconded by Palmer Irving. All in favor, motion carries.

**Correspondence:** J. Hoffman had a discussion with Edward Ferratto regarding the Velazquez. He wanted to review the SWPPP.

Ann Rader motioned to Adjourn. The motion was seconded by Palmer Irving. All in favor, motion carries.

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Respectfully submitted,  
J. Hoffman

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