

ANCRAM PLANNING BOARD

December 1, 2022

In Person and Zoom

<https://www.youtube.com/watch?v=hd6UW3ifXOs>

Board Members Present: Joe Crocco, Bob Roche, James Stikle, Erin Robertson (Zoom), Ann Rader, Palmer Irving, Alternate: Colleen Lutz (Zoom), Alternate: Philip Hack

Board Member(s) Absent: John Ingram,

The December 1st, 2022, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Acting Chair Joe Crocco.

Minutes: The minutes will be reviewed at the next meeting.

Correspondence: John Lyons had not completed his review of the legal questions regarding the O & G Application and they are now represented by counsel. John Lyons will work to complete the review prior to the January meeting.

Conflicts Check: The Acting Chair asked if there were any conflicts there were none.

OLD BUSINESS:

Monchak

Site Plan Review

6777 State Route 22

215.-1-11.3

Elaine Monchak is seeking Site Plan Review for a proposed residence within the Ag District and within Scenic Corridor Overlay Zone. Brian Hildenbrand, P.E., appeared for the Applicant on Zoom.

In response to a question from the Planning Board, Elaine Monchak stated that fire and emergency apparatus would not have sufficient space to turn around at the top of the driveway; they must backup. The Planning Board requested the “k-turn” motion be shown on the Site Plan. Erin Robertson asked about the large oak trees, which the Applicant had agreed to protect during the Site Visit on November 28th. Ms. Monchak responded that the trees will not be saved as she needs the carport at the past location and that is reflected in the new maps which had been submitted at the meeting and which Erin Robertson did not have.

The Applicant had previously submitted a check to establish an escrow account. The Applicant subsequently requested that the Applicant not be referred to the Planning Board consultant(s).

The Clerk, Jay Hoffman requested a motion and a vote on referring the matter to Nan Stolzenberg and/or George Schmitt as the board had previously discussed.

Joe Crocco, the Acting Chair, stated that he did not want to vote on the matter until it was discussed.

During the discussion which followed Brian Hildenbrand clarified that he had prepared the erosion and sediment control plans and would be submitting the reports to the DEC, which could be copied to the Planning Board.

The Clerk attempted to clarify what had been maps had been prepared and submitted, by whom, to whom, and when.

In response to a question from the Planning Board Brian Hildenbrand responded that in theory the weekly reports would be reviewed by the DEC and acted on if there were an issue.

Joe Crocco mentioned that this was hypothetical.

James Stickle stated that he did not feel the projected needed to be reviewed by the Town Planner or another engineer as the erosion and sediment control features had been prepared by an engineer.

Philip Hack suggested that since the escrow account was already in existence it be held so it could be used for engineering review, if necessary, until the Certificate of Occupancy was granted.

Bob Roche motioned to hold the escrow account until the Applicant received the Certificate of Occupancy. The motion was seconded by James Stickle. All in favor, motion carries.

Bob Roche motioned to hold the Public Hearing on the Monchak Site Plan Review on January 5, 2022, provided the Applicant submitted the required map revisions by December 21, 2022. The motion was seconded by James Stickle.

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

Respectfully submitted,
J. Hoffman
