

## **ANCRAM PLANNING BOARD WORKSHOP**

**November 3, 2022**

**In Person and Zoom**

<https://www.youtube.com/watch?v=5OsKyqBaSEs&t=873s>

**Board Members Present:** John Ingram, Joe Crocco, Bob Roche, Erin Robertson, Ann Rader, Palmer Irving, Colleen Lutz, Philip Hack

**Board Member(s) Absent:** James Stickle

The November 3rd, 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:** There was a training on October 17<sup>th</sup>, 2022 at the Ancram Town Hall. The clerk is coordinating with Nan Stolzenberg for a Zoom training prior to the December meeting and will send details when they are available.

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

### **OLD BUSINESS:**

#### **O & G Colprovia Industries**

##### **PUBLIC HEARING**

##### **Special Use Permit Renewal**

##### **State Route 22**

**207.-1-24**

Joe Crocco motioned to open the public hearing on the O & G Colprovia Industries Application. The motion was seconded by Ann Rader. All in favor motion, carries.

The Chair John Ingram stated there was an ongoing legal question concerning whether the Application could proceed and that because it remained unresolved the public hearing should not be conducted until that question was satisfactorily resolved.

Joe Crocco motioned to adjourn the public hearing to a date uncertain. The motion was seconded by Palmer Irving. All in favor, motion carries.

#### **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.

Colleen Lutz asked about the utilities. They are underground. John Ingram asked about the septic. It was moved from the location which the previous owner's had proposed due to the likely location of a proposed pool. The Applicant has received Department of Health Approval.

The turnouts and grading are not shown. There were vastly different areas of disturbance for the Engineer's maps and the Applicant's Site Plan. Further, Joe Crocco stated, "Bulldozers don't turn like that."

Elaine Monchak stated that the location of the house was flat and would not require grading. Joe Crocco and Erin Robertson requested contours.

John Ingram asked about having the engineer look. The Applicant responded that if it was determined necessary it would be supplied to the Planning Board.

The residence will be 2400 square feet and will be 2 stories.

There was a question regarding the inspection and maintenance of the Erosion and Sediment Controls during the project. The Applicant responded that she did not know.

Joe Crocco again noted that the architectural drawings and engineer drawings did not match.

Elain Monchak stated that she had the DEC permit from the previous owners and that it was transferred to her.

The Board requested she talk to the engineer regarding the SWPPP.

The Applicant had incorrectly filled out question 15 on the Environmental Assessment Form.

Erin Roberston motioned to schedule the Public Hearing if The Applicant could sufficiently address the SWPPP, provide the Stamped Septic, clarify the dark sky compliance, provide matching plans, fix the EAF, and provide addition grading info. The motion was seconded by Palmer Irving. All in favor, motion carries.

Palmer Irving motioned to declare the Town of Ancram Planning Board the Lead Agency for the purposes of the environmental review. The motion was seconded by Bob Roche. All in favor, motion carries.

**Schepart**  
**Referral from ZBA**  
**35 Long Lake Road**  
**197.3-1-19**

Alex Schepart appeared via Zoom. The Applicant had previously submitted an updated site map for the proposed area variance. The shed will be 56' to the road and 12' from the rear according to the Applicant. Joe Crocco noted that these measurements were inconsistent with the stated lot size. The wellhead limits the ability to turn the shed. The Applicant now seeks a 15' variance

from the 20' side yard setback requirement in the Lower Rhoda Zoning District. The Planning Board noted that the required setback was 20' and the 10% square footage setback did not apply because the Applicant was not within the Ag Zone.

Bob Roche motioned to recommend the Town of Ancram Zoning Board of Appeals grant the variance. The motion was seconded by Palmer Irving. All in favor, motion carries.

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

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Respectfully submitted,  
J. Hoffman

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