

ANCRAM PLANNING BOARD
October 6, 2022
In Person and Zoom
[View Zoom Meeting Recording Online](#)

Board Members Present: Joe Crocco, Bob Roche, James Stickle, Erin Robertson, Ann Rader, Palmer Irving

Board Member(s) Absent: John Ingram, Colleen Lutz, Philip Hack

The October 6th, 2022, meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by the Acting Chair Joe Crocco.

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

Correspondence: There will be a training on Monday, October 17th, 2022 at the Ancram Town Hall. A topic had not been selected but would be one of the recorded trainings available online. The Planning Board had received a letter regarding the O & G application.

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

Auld

Short Term Rental Renewal

Crest Lane

221.-1-20

The Board asked if there had been any complaints received. J. Hoffman stated based on a letter from Ed Ferratto, the Code Enforcement Officer and Zoning Enforcement Officer in the file and discussions with Ed Ferratto there were no issues and the renewal could be approved.

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

O & G Colprovia Industries

Special Use Permit Renewal

State Route 22

207.-1-24

Richard Warren appeared on behalf of the Applicant. The mine has not been active in the past five years, which was the period of the most recent Special Use Permit. The mapping which was provided is the same mapping with an updated date.

There is still material to be removed they wish to renew the permit so they have access to that material.

In addition to material still be removed, reclamation is also necessary.

The last time material was removed from the mine was 2011. The mine plan and reclamation plan have not changed.

The Planning Board directed J. Hoffman to collect an escrow and refer the Application to Ancram Planning Board Planner, Nan Stolzenberg.

Erin Robertson motioned that a Public Hearing should be held for the O & G Application and to hold the Public Hearing on November 3, 2022 at 7PM. The motion was seconded by Palmer Irving.

Bob Roche: yes
Palmer Irving: yes
Joe Crocco: yes
Erin Robertson: yes
James Stickle: yes
Ann Rader: yes

All in favor, motion carries.

Palmer Irving. All in favor, motion carries.

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

The Applicant is seeking an area variance from the Zoning Board of Appeals to place a 12 x 20' shed within the side yard setback.

Alex Schepart appeared via Zoom. The recreation area is just trees. There are no lanes between the properties. There is only one road in the front. Need clarification on the sketch with dimensions. 4' from the property line will require the wall to be fire rated. The wellhead is in close proximity to the location of the shed. The shed will be used for equipment storage. The site plan lacks the existing conditions.

The Applicant will work with the building department and J. Hoffman and then return to the Planning Board with more information so the Planning Board can make an informed response to the Zoning Board of Appeals.

Best case scenario would be to hire a surveyor to prepare the site plan.

Minutes:

Erin Robertson motioned to approved the minutes from April 20, 2022 workshop meeting. The motion was seconded by Palmer Irving. All in favor, motion carries.

The August minutes were not approved because the Acting Chair, Joe Crocco, requested clarification regarding the written meeting minutes and the meeting recordings, which are posted online.

Discussion

The Planning Board discussed procedures to improve the review process. Some items which were discussed were Building Department or Planning Department application fees, more expansive consultant review, and discussions regarding current procedures and practices. More conversations will be had and proposals will be made to the Town Board if the fee schedule needs to be revised or to the Zoning Revisions Committee if additional permissive language is deemed necessary.

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

Respectfully submitted,
J. Hoffman
